

# \$1,899,000 - 162 Avenida Florencia # 1, San Clemente

MLS® #OC24043381

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## \$1,899,000

3 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 0 Acres

Other, San Clemente,

Situated in the heart of North Beach just steps from the sand, this chic & modern remodeled home offers an unparalleled beach lifestyle in downtown San Clemente. This condo truly lives like a single-family home, offering approximately 2100 SF of living space, complete with an oversized 2-car garage, ample driveway parking, multiple outdoor decks, abundant natural light, privacy, and owned solar. From the moment you enter the property, you are immediately captivated by the sophisticated level of detail - hardwood floors, stylish light fixtures, and hip accents throughout. The living room offers indoor/outdoor California living year-round with a generous front deck overlooking the neighborhood - perched above the first-floor garage, which is perfect for watching the world go by. The handsome two-toned kitchen features stainless steel appliances and crisp quartz countertops, opening to a private zen courtyard for your BBQ and outdoor dining. Upstairs hosts three bedrooms and a versatile loft space. The primary bedroom is generously sized, complete with a fireplace, a walk-in closet, and an outdoor deck. The primary bath is dreamy in size and charm - with a modern flare complete with dual sinks, a walk-in shower, and a serene soaking tub - all drenched in natural light! The secondary bedrooms share a stylish bathroom. Retreat in style in this masterfully upgraded condo. All this is located just steps from the Dije beach steps, North Beach's hip restaurants,



breweries, shopping, parks, and San Clemente's beach trail. Exactly halfway between downtown Los Angeles and San Diego and less than 30 miles to multiple major airports, San Clemente is the best-kept secret on the Pacific Coast. Whether you're looking for a summer home or your forever home, you won't be disappointed in the beach town offering.

Built in 1993

### Essential Information

MLS® #	OC24043381
Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Bree Hughes
Listing Office	Compass

### Community Information

Address	162 Avenida Florencia # 1
Area	SN - San Clemente North
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Amenities	Other
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Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View	City Lights, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	HardiPlank Type
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Bar, All Bedrooms Up, Entrance Foyer, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Refrigerator, Range Hood, Water Softener, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Water Purifier
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	March 5th, 2024
Days on Market	7
Zoning	R-3
Short Sale	N
RE / Bank Owned	N

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