

# \$1,695,000 - 243 Calle Empalme, San Clemente

MLS® #OC24057634

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## \$1,695,000

3 Bedroom, 2.00 Bathroom, 1,969 sqft  
Residential on 0 Acres

Broadmoor (BM), San Clemente,

Imagine unwinding in a serene, single-level 3-bedroom home, basking in the breathtaking hillside and sunset views. This home, a tranquil haven, boasts an open-concept design enhancing the natural flow of space and light. The expansive living area, with wide windows, invites the outside in, offering an ever-changing backdrop of vibrant skies and rolling hills. The primary suite is complimented by open beamed ceilings, a wall of windows that invites natural light, an expansive walk in closet and ensuite bathroom with seamless shower entry. Additional bedrooms offer a cozy retreat, with sliders that open to a central outdoor atrium. Need an option for a 4th bedroom or at home office space? This home is completed by an enclosed loft with closet and offers many options for use. The kitchen is accented by a picture window that frames views of lush hillsides, tall trees, and a large wrap around manicured yard with mature fruit trees offering an impressive vantage point for the evening's sunset display. Nestled in the peaceful beach close Broadmoor neighborhood, this residence is the epitome of comfort and natural beauty, offering a perfect blend of privacy and panoramic views.



Built in 1976

## Essential Information

MLS® #	OC24057634
Price	\$1,695,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,969
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandi Cumin
Listing Office	Luxre Realty, Inc.

### **Community Information**

Address	243 Calle Empalme
Area	SC - San Clemente Central
Subdivision	Broadmoor (BM)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, On Street
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, On Street
View	Hills
Pool	None
Security	Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Near Park, Paved, Yard
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### **Interior**

Interior	Carpet, See Remarks, Stone, Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Track Lighting, All Bedrooms Down, Bedroom on Main Level, Loft, Main Level Primary, Walk-In Pantry, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Gas Water Heater, Microwave

Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	April 9th, 2024
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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