

# \$4,750 - 135 Avenida Princesa, San Clemente

MLS® #OC24082295

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## \$4,750

2 Bedroom, 1.00 Bathroom, 956 sqft  
Residential Lease on 0 Acres

Other, San Clemente,

Nestled in the heart of Southwest San Clemente, this charming white cottage exudes mid-century modern charm and coastal elegance. Boasting 956 square feet of meticulously designed living space on a generous 4,650 square foot lot, this residence offers a tranquil retreat just moments from the beloved "Lost Winds" Beach. A Dutch entry door welcomes you into the airy space, where mid-century style diamond accents on the garage nod to the home's timeless aesthetic. Step inside to discover a recently updated interior adorned with new vinyl plank flooring that seamlessly flows throughout the home. The inviting living room, anchored by a cozy wood-burning fireplace, sets the stage for relaxed gatherings and cozy evenings by the fire. The kitchen, open to both the living and dining areas, beckons with its classic design and ample natural light. Slider doors lead from the living room to the private backyard oasis, where a spacious concrete patio awaits, enveloped by lush grass and twinkling string lights. This serene outdoor retreat offers the perfect setting for al fresco dining, entertaining, or simply soaking up the Southern California sunshine. Two bedrooms offer comfortable accommodations, each featuring built-in closet storage to maximize space and functionality. The full bathroom, adorned with vibrant green tiled counters and walls, adds a touch of character to the home's retro aesthetic. Outside, the newly painted white stucco facade with brick accents exudes



coastal curb appeal, while an oversized driveway and one-car garage provide ample parking options. Conveniently located nearby "Lost Winds" Beach, volleyball courts, downtown amenities, and the scenic beach trail, this home offers the quintessential beach lifestyle. Whether you're seeking world-class surfing at nearby Trestles or simply yearning for a laid-back coastal retreat, this is your opportunity to experience the best of San Clemente living.

Built in 1952

### Essential Information

MLS® #	OC24082295
Price	\$4,750
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	956
Acres	0.11
Year Built	1952
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Cottage, Mid-Century Modern
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

### Community Information

Address	135 Avenida Princesa
Area	SW - San Clemente Southwest
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected, Overhead Utilities, None
Parking Spaces	3
Parking	Concrete, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	1
Garages	Concrete, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage
View	None
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Level, Rectangular Lot, Sprinkler System, Street Level, Walkstreet, Yard
Roof	Composition
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Tile Counters, Unfurnished, All Bedrooms Down, Bedroom on Main Level
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave
Heating	Forced Air, Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	April 24th, 2024
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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