

# **\$3,650 - 134 Avenida Florencia # A, San Clemente**

MLS® #OC24082487

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## **\$3,650**

2 Bedroom, 1.00 Bathroom, 850 sqft  
Residential Lease on 0 Acres

Other, San Clemente,

Welcome to 134 Avenida Florencia!  
Immaculate and entirely redone lower-level 2 bed / 1 bath triplex in coastal San Clemente. Walk to the nearby North Beach Trail, Metrolink station, and local restaurants and bars. This coastal paradise has brand new EVERYTHING! Stylistic design both inside and outside! Not your standard SC rental!! Here's what you get: Private in-unit laundry with a brand-new stackable full-size LG system. Designer white oak and painted white kitchen cabinet combination, quartz countertops, farmhouse sink, and all brand-new stainless-steel appliance package (fridge included). 100% new modern bathrooms, custom controlled air conditioning/heating for each room. Built-in closet organizers. Private gated yard with beautiful concrete pavers and artificial turf for outdoor relaxation and sun. 1 car detached garage with your own private 220v Tesla (EV) charger and tankless water heater. The common area comes with gated combo entry and security cameras. The property has a brand-new roof, dual-paned windows, fully insulated walls for energy efficiency, and all-new electrical and plumbing systems. No expense has been spared in bringing this mid-century property up to 2024 standards, and the owner seeks tenants who will properly care for the property as he has. There are 2 units available, each Approximately 850 SF. Feel free to inquire about both. This unit has direct access to its own private yard.



Built in 1963

## Essential Information

MLS® #	OC24082487
Price	\$3,650
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.09
Year Built	1963
Type	Residential Lease
Sub-Type	Apartment
Style	Other
Status	Closed
Listing Agent	Brandon Brown
Listing Office	BayBrook Realty

## Community Information

Address	134 Avenida Florencia # A
Area	SN - San Clemente North
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Trash Collection, Water
Parking Spaces	1
Parking	Garage, Garage Faces Rear
# of Garages	1
Garages	Garage, Garage Faces Rear
View	Neighborhood
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Yard
Roof	Composition
Foundation	Slab

### **Interior**

Interior	Vinyl
Interior Features	Quartz Counters, All Bedrooms Down
Appliances	Dishwasher, Gas Range, Microwave, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	April 25th, 2024
Days on Market	2
Zoning	R4
Short Sale	N
RE / Bank Owned	N

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