

\$2,100,000 - 317 Calle Felicidad, San Clemente

MLS® #OC24196199

\$2,100,000

3 Bedroom, 2.00 Bathroom, 3,066 sqft
Residential on 0 Acres

Rancho Margarita (RM), San Clemente,

Fantastic opportunity for those that want to make a home their own. Besides the incredible ocean and hills view, there is a very large bonus room that is a blank canvas. Keep it as it is and use it as a hobby room, gym, home office, home theater, etc. Or turn it into a junior ADU, 2 bedrooms and a bath and make this a 5 bed, 3 bath home. The possibilities are endless. It even has its own balcony. Now step out back onto the very large deck. Admire the nightly sunsets that are as varied as they days they close. Enjoy the ocean breeze that never seems to end. Watch the sailboats as they drift out of Dana Point and become little white triangles on a canvas of deep ocean blue. Got a boat of your own? With a simple modification of the front of the property you can save those pesky ever rising storage fees and park your boat or RV on your own property. This is a very unique property with a lot of upside potential. There are no HOA's or Mello Roos, so there is still the freedom to make modifications without an HOA's approval. As for other aspects of the home, the main bedroom has dual French doors that allow in ample light and a great view of the sparkling Pacific. A corner fireplace adds a classic touch for those cold winter evenings. The attached bathroom has heated floors and a spa tub. The closet is not only walk in, but big enough for a center island. Downstairs also has a fireplace in the expansive living room. The family room has a nice view of the ocean with French doors



leading to the backyard. There is a tankless water heater. And very hard to find 3 car garage with an epoxy floor rounds out the main aspects of this home. It is located in one of San Clemente's most sought after neighborhoods in the center part of town. It has easy access to all parts of town. From the harbor in Dana Point, to downtown and the pier, to Trestles, to big box retailers on Pico, to the hiking trails, to golf, to the Metrolink station. It's all just a quick 10 minute or so drive away.

Built in 1966

Essential Information

MLS® #	OC24196199
Price	\$2,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,066
Acres	0.17
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Steven Carrico
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	317 Calle Felicidad
Area	SC - San Clemente Central
Subdivision	Rancho Margarita (RM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Direct Access, Garage, Garage Door Opener, Private, RV Potential
# of Garages	3
Garages	Direct Access, Garage, Garage Door Opener, Private, RV Potential
View	Catalina, City Lights, Harbor, Hills, Neighborhood, Ocean, Panoramic, Water
Pool	None
Security	Prewired, Security System, Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco, Copper Plumbing
Exterior Features	Awning(s), Rain Gutters
Lot Description	Back Yard, Front Yard, Irregular Lot, Near Park
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens, Skylight(s), Wood Frames
Roof	Tile
Construction	Drywall, Stucco, Copper Plumbing
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Wet Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Track Lighting, Bedroom on Main Level, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, ENERGY STAR Qualified Water Heater, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater, Water To Refrigerator, Water Heater, Warming Drawer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Primary Bedroom, Wood Burning
# of Stories	2
Stories	One, Two

School Information

District	Capistrano Unified
Elementary	Lobo

Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	September 21st, 2024
Days on Market	31
Short Sale	N
RE / Bank Owned	N

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