

\$1,400,000 - 235 Via Ballena, San Clemente

MLS® #PW24005864

\$1,400,000

3 Bedroom, 2.00 Bathroom, 1,695 sqft
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

BACK ON THE MARKET! Incredible opportunity to make this property your Dream Home! Located less than 1 mile from the beautiful Pacific Ocean, this home has the potential to become an absolutely stunning residence! From the back deck, an extraordinary view of the ocean can be seen & is placed against a gorgeous setting which includes a newly designed golf course and a splendid mountainside. The home is also equipped with a pool in the front courtyard, which truly sets this home apart in the neighborhood & will create an environment that could be the pinnacle of relaxation & enjoyment once renovated. Once walking through the home entrance, a beautiful layout is experienced. The family room is complete with vaulted ceilings, and glass sliding doors that open to the back deck. The Primary Bedroom is to the right of the entrance - an enlarged bedroom space, complete with its own set of glass sliders out to the back deck, a walk in closet, and a large en suite bath. The home also features two guest bedrooms, a guest bath off the hallway, and laundry positioned in the hallway. The kitchen has the potential to become a true entertainer's kitchen. There is also a two car garage accessible at the front of the property, which excellent space available. Shorecliffs residents also have access to the Shorecliffs Clubhouse - located on the sand. The Clubhouse includes private tennis courts, a playground, basketball courts, and a BBQ area. Don't miss your



chance to make this home your own today!

Built in 1966

Essential Information

MLS® #	PW24005864
Price	\$1,400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jeff Warren
Listing Office	Compass

Community Information

Address	235 Via Ballena
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Clubhouse, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Golf Course, Mountain(s), Ocean, Panoramic

Has Pool	Yes
Pool	In Ground, Private, Solar Heat

Exterior

Lot Description	Front Yard
Roof	Asphalt, Shingle
Foundation	Slab, See Remarks

Interior

Interior Features	All Bedrooms Down
Appliances	Gas Oven, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	January 10th, 2024
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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