

# **\$1,050,000 - 294 Calle Cuervo, San Clemente**

MLS® #OC23034002

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## **\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,799 sqft  
Residential on 0 Acres

President Heights II (PT), San Clemente,

SELLER WOULD NOT SELL FOR LESS THAN \$1,025,000..BUYERS AGENT WAS A FRIEND AND WAIVED HIS COMMISSION SO SELLER COULD GET THEIR PRICE.....VERY RARELY AVAILABLE, THIS HIGHLY SOUGHT AFTER FLOORPLAN OFFERS A MAIN LEVEL PRIMARY SUITE WITH NO STAIRS ON MAIN LEVEL LIVING. SECONDARY BEDROOMS LOCATED UPSTAIRS, ONE OFFERING SUNSET VIEWS! SITUATED ON A VERY TRANQUIL CULDESAC, THIS END UNIT PROVIDES THE HIGHEST LEVEL OF PRIVACY WITH NO HOMES BEHIND OR TO THE SIDE OF PROPERTY. EXQUISITE HOME IS BEAUTIFULLY UPGRADED & OFFERS NEWLY PAINTED INTERIOR & NEW LIGHTING FIXTURES. ENJOY NATURE FROM THE REAR OF HOME WITH THE EXPANSIVE WRAP-AROUND GREENBELT FEELING MORE LIKE A PRIVATE BACKYARD WITH LUSH MATURE TREES CREATING A TRANQUIL SETTING. THE INVITING & VERY GENEROUS LIVING ROOM LOOKS OUT TO REAR GREENBELT & PROVIDES A FIREPLACE & SLIDING DOORS OPENING ONTO AN EXTENSIVE COVERED PATIO WITH AMPLE ROOM FOR ENTERTAINING, BBQ & ALFRESCO DINING. KITCHEN IS UPGRADED & FEATURES PLENTIFUL NEWER CABINETRY & COUNTERTOPS WITH A DOOR OPENING TO PATIO, WHICH WILL PROVE VERY CONVENIENT FOR BBQ ACCESS ETC. THE



PANTRY & SEVERAL CABINETS OFFER PULL OUT SHELVING & A SKYLITE. LARGE DINING ROOM OFFERS SKYLITE IS LOCATED ADJACENT TO KITCHEN & LIVING ROOM. SINGLE LEVEL LIVING INCLUDES HARD TO FIND "PRIMARY SUITE" ON MAIN FLOOR OFFERING SUBLIME UPGRADED ENSUITE BATH YIELDING GRANITE COUNTERS, RECESSED LIGHTING, MIRRORED WARDROBES & AN EXPANSIVE COUNTERTOP WITH NEWER CABINETRY & DRESSING TABLE. ENJOY THE REDESIGNED WALK-IN SHOWER OFFERING FRAMELESS GLASS DOORS, DRAMATIC CUSTOM TILE-WORK & A CONVENIENT BENCH INSIDE SHOWER. TWO GENEROUS BEDROOMS ARE LOCATED ON SECOND LEVEL ALONG WITH A GUEST BATH. ONE BEDROOM PROVIDES A PEEK OCEAN VIEW. THIS HOME WILL PLEASE THE DISCERNING BUYER WITH IT'S EXCELLENT PRIVATE LOCATION & A MULTITUDE OF UPGRADES INCLUDING CUSTOM SHUTTERS, CEILING FANS IN UPPER BEDROOMS & VAULTED CEILINGS. THE OVERSIZED 2 CAR GARAGE OFFERS ROLL UP DOOR & PROVIDES PULL DOWN STAIRWAY WITH OVERHEAD STORAGE. ENJOY THE SINGLE FAMILY FEEL OF THIS HOME DUE TO THE END UNIT LOCATION WITH ONLY ONE NEIGHBOR. VISIT ONE OF THE FOUR COMMUNITY POOLS WITH SPAS, GOLF AT NEAR-BY S.C. GOLF COURSE & VISIT THE BEAUTIFUL CLOSE-BY BEACHES & PIER, TROLLEY TO SURROUNDING CITIES & BEACHES, DOWNTOWN SHOPS, RESTAURANTS & LOCAL ENTERTAINMENT. ONE BLOCK TO GOLF COURSE, 1.2 MILES TO BEACHES & WALKING TRAILS. HOA PROVIDES COMMON LANDSCAPING, IRRIGATION, EXTERIOR PAINT, STREET MAINTENANCE,

## WATER & POOLS & SPAS.

Built in 1978

### Additional Information

City	San Clemente
County	Orange
Zip	92672
MLS® #	OC23034002
Bedrooms	3
Bathrooms	3
Square Ft	1,799
Lot Size	0.06
Neighborhood	President Heights II (PT)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$420
HOA Dues Freq.	Monthly

### Listing Details

Listing Agent	Ken Dembowski
Provided By:	RE/MAX Select One

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