

\$1,999,000 - 306 Via Colibri, San Clemente

MLS® #OC23065248

\$1,999,000

2 Bedroom, 2.00 Bathroom, 2,052 sqft
Residential on 0 Acres

Palacio Del Mar (PD), San Clemente,

Nestled in a quiet cul-de-sac in San Clemente, 306 Via Colibri is a charming single-story home that exudes comfort, convenience, and style. This low-maintenance property boasts beautiful ocean views, a spacious lot size, and a peaceful neighborhood, making it the perfect place to call home. As you pull into the long driveway, you are greeted by a beautifully landscaped front yard that leads to the gated front porch. This single-story home affords incredible views and a nice floor plan with ample space for relaxation and entertainment. The living room features a cozy fireplace and French doors providing views and access to the backyard to enjoy those beautiful Ocean sunsets while dining al fresco or entertaining. The gourmet kitchen with a large center island is spacious and functional, featuring modern appliances and plenty of storage space. This area offers a comfortable and convenient space to cook and entertain, with easy access to the dining room. The home's two bedrooms are well-appointed and spacious, with plenty of natural light and ample closet space. The master bedroom offers direct access to the backyard patio area and comes with a nice fireplace and a convenient retreat/ office offering more coastal views. The en-suite bathroom has been upgraded with a walk-in shower and a separate jacuzzi tub. There is also an in-ground tub perfect to relax and unwind. New AC and Heater, new insulation as well. Other features of this home include a two-car garage, laundry room, and plenty of



storage space throughout. Located in a peaceful cul-de-sac, this home offers a quiet and tranquil environment, perfect for those seeking a relaxed lifestyle. With its beautiful ocean views, low-maintenance living, and single-story living, 306 Via Colibri is the perfect place to call home. This home also offers a prime location and easy access to pristine local beaches as well as shopping and dining. Truly a fantastic opportunity!

Built in 1980

Additional Information

City	San Clemente
County	Orange
Zip	92672
MLS® #	OC23065248
Bedrooms	2
Bathrooms	2
Square Ft	2,052
Lot Size	0.21
Neighborhood	Palacio Del Mar (PD)
Levels	One
Garages	2
School District	Capistrano Unified
HOA Dues	\$390
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Paula Aragone
Provided By:	First Team Real Estate

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