

\$2,695,000 - 122 Avenida Cota, San Clemente

MLS® #OC23201996

\$2,695,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft
Residential on 0 Acres

Other, San Clemente,

Elevated on a serene hillside in one of San Clemente's most coveted locations at the southern edge of Orange County, this home offers a truly special living experience. Up a rarely-traveled, cul-de-sac road, a circular driveway leads you to this exception single-level beach house. Upon arrival, it's apparent the home was recently dialed in with clean white smooth stucco, freshly painted contrasting trims, manicured landscaping, new windows, & a newly-tiled entry stoop. Major ocean views are captivating the moment you arrive in the driveway and enter the modern entry door. As if an art gallery illuminated by natural light, the stark white interior draws you in with large picture windows framing emerald horizon artworks in all directions. One truly great room encompasses all key living spaces: living, dining, and kitchen. A beautiful ocean-view living room warmed by a modernized gas fireplace flows seamlessly into the dining (space for massive dining table) & the crisp kitchen. High ceilings with skylights ascend the wide open kitchen with new features: high-end Thermador range & built-in stainless refrigerator, modern cabinetry, clean quartz counters with bar seating, stylish tile, reclaimed shelves, built-in dry bar & ample storage. Abutting untouched coastal terrain with very desirable whitewater views of world-class surf just below at Trestles, the native land adjacent offers privacy & rural tranquility hard to find. Vast ocean, melting sunsets on the horizon, seal rock, &



SC/Catalina Island views are undeniable from the main living spaces. Three updated & spacious bedrooms with three remodeled bathrooms including a newly-added powder guest bath make this a great layout. The primary features two closets, a new ensuite bathroom, ocean views from the bedroom to the southwest & direct access to true serenity in the backyard. A large deck with covered dining veranda, lounging patio, jacuzzi tub for surreal star gazing, a lower citrus terrace, and access to the rural trails beyond, this backyard offers pure old-California coastal living. New Lutron home automation with "quiet" lighting & wired window treatments, beachy-luxe vinyl plank flooring throughout, new electrical, ducting, FAU, & A/C, indoor laundry/mudroom, built-in bar potential/office niche, all additional values. A direct bike ride to surf at Trestles, nearby golf at the Muni, the 2.5 mile beach trail, fine dining at historic downtown & SC pier, this home is a truly a hidden gem.

Built in 1977

Additional Information

City	San Clemente
County	Orange
Zip	92672
MLS® #	OC23201996
Bedrooms	3
Bathrooms	3
Square Ft	1,970
Lot Size	0.17
Neighborhood	Other
Levels	One
Garages	2
School District	Capistrano Unified
HOA Dues	\$

Listing Details

Listing Agent Christian Wach
Provided By: Talavera Real Estate

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