

# **\$1,350,000 - 220 Avenida Montalvo # 2b, San Clemente**

MLS® #OC24009826

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## **\$1,350,000**

3 Bedroom, 2.00 Bathroom, 1,896 sqft

Residential on 0 Acres

sea canyon, San Clemente,

Beautiful setting in the canyon on " The Loop" of SW San Clemente! This neighborhood enjoys the location of nearby beach access, oceanfront park with steps to the beach trail & the serenity of being away from tourist attractions. Residents & competitive surfers know the nearby location of infamous waves found at nearby Trestle's Beach. This property has a very open floorplan with dining options of 20 or more of your closest friends and this list will grown quickly once the secret is out of your new beach house! Entertaining is a joy both summer & winter. Kitchen opens to living area, dining area, breakfast nook, private balcony and atrium that all enjoy the ocean/canyon views while sitting around the fireplace enjoying the dream.

When purchased owners installed beautiful slate flooring, granite counter tops and the expansive serving area is great for a buffet or enjoying a burger from BBQ area. Venetian plaster walls, ceiling fan & bookshelf style display area surround the breakfast nook, there are barstools for a more casual meal or for a formal meal there is a larger area adjacent to the balcony. Full-size walk-in laundry area; with wash basin. Hall bathroom made of stone. THE primary bedroom enjoys 2 closets, dual basins, built in dresser, ceiling fan, plantation shutters and complete privacy. There is so much storage inside the property but if not, enough; there is more storage in the garage area. When the rain comes a natural sound of rushing waters, crickets & frogs echo



throughout the canyon. These are similar to those paid for "sounds of nature" that Alexa uses to lull one to sleep. There are only 3 units in this community, and all are long term owners. There hasn't been a sale in over 15 years. Please be courteous of cooperative tenants and schedule appointments for viewing. Tenants moving end of the month, call for details.

Built in 1980

**Additional Information**

City	San Clemente
County	Orange
Zip	92672
MLS® #	OC24009826
Bedrooms	3
Bathrooms	2
Square Ft	1,896
Lot Size	0.00
Neighborhood	sea canyon
Levels	One, Multi/Split
Garages	2
School District	Capistrano Unified
HOA Dues	\$300
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Karen Conley
Provided By:	Re/Max Coastal Homes

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