

## 147 Calle Redondel, San Clemente, CA



Rarely are the words ***New Construction, Modern Style and Ocean side of the freeway*** used to describe a listing in San Clemente. This striking home features panoramic ocean; and Catalina Island views. Close to the beach and the new San Clemente Outlets. Offering convenient access to shopping, restaurants, etc., making it an ideal location for a family home or vacation get away. Planned for completion in the early Spring of 2015.

### **STANDARD FEATURES:**

- 3 Panoramic ocean view decks
- 3045 sq. ft. of open living space
- 4 spacious bedrooms and 3 full baths
- Open concept plan, thoughtfully designed for entertaining
- Great room features a beautiful, modern styled gas fireplace
- Bonus sitting area/loft space adjacent to master bedroom, with glass door opening onto view deck
- (2) 14' multi panel sliding glass doors in master, and main level great room opening to large decks.
- Elevator from garage level to both upper levels of home, make unloading groceries a breeze
- 9' ceilings throughout the home
- Energy saving features (appliances, windows, insulation, heating and air conditioning, etc.)
- Tankless water heater
- 6" painted baseboard throughout house
- One color high grade wall paint finish throughout house
- Lightly textured wall finish
- Engineered wood flooring in main areas of house (carpet in bedrooms)
- Tile flooring in all bathrooms
- Tile Surrounds in Bathrooms
- High quality cabinets in bathrooms and laundry room

## **STANDARD KITCHEN:**

48" Thermador range  
Under counter oven (if Induction cooktop chosen)  
60" Refrigerator/Freezer (2- 30" Columns as shown in rendering)  
Thermador under counter microdrawer  
10' Island (minimum size)  
Quartz or quartz type countertops  
Large walk in pantry  
High quality cabinetry  
High quality kitchen faucets and hardware

## **MASTER BEDROOM / BATH**

Large walk in closet  
Double sink vanity  
Tile and glass shower  
Tub  
High quality cabinets  
Quartz or quartz type countertop  
High quality faucets  
Sliders to ocean view deck

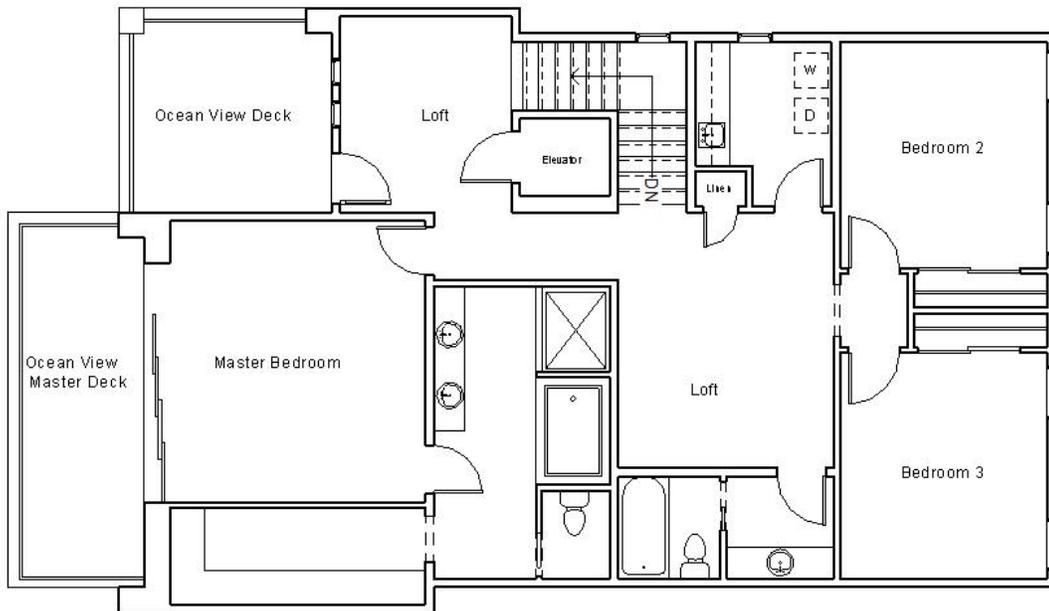
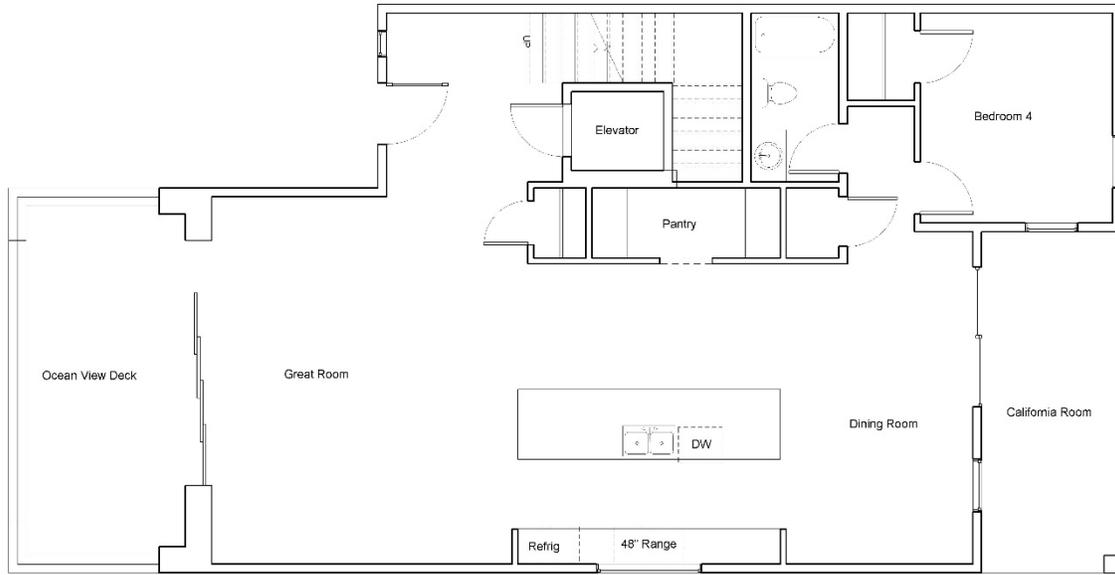
## **EXTERIOR STANDARD FEATURES:**

California room at rear of house  
Big pool sized lot with ocean views  
Stucco exterior, lightly textured  
Cedar siding at front of house as shown  
Oversized double car garage with glass paneled garage door  
Modern styled light fixtures at garage & front entry  
Stairs with metal railing  
Railing on exterior decks  
Landscaped planter to right side of garage  
Landscaping at front yard and entry  
Concrete patio at back of house off dining area

***NOTE: This list is to give potential buyers an idea as to the quality of construction, and the features planned at this time. Contractor/developer has the right to make changes regarding brands or specific materials at any time. (though quality will remain the same) Kitchen is shown with 2 separate columns for refrigerator/freezer. Buyer may be able to choose other options.***

**Possible upgrades available at additional cost to buyer:** Engineered wood in bedrooms, Custom Paint, Additional appliances, Upgraded landscaping, and other customizations as negotiated between parties.

Floorplans shown below represent plans approved. Slight changes may be made.



The Margrave Group  
Developer/brokers  
**(949) 933-3955**  
Or call your broker