



**Jan Clements 619-806-7052**

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EVERY CORONADO HOME AT YOUR FINGERTIPS

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# CORONADO ISLAND

## Picturesque Seaside Village

Prepared for Our Neighbors, Friends and Family

### Coronado Island Real Estate Market Activity

Homes Listed For Sale Between 11/23/2019 and 12/16/2019 (9 of 14)

Status	Property Type	Address	Community	Beds	Baths	Estimated Square Feet	List Price
ACTIVE	ATT	69 Antigua Court	CAYS	2	2	1,860	\$1,125,000
ACTIVE	ATT	1720 Avenida Del Mundo 1503	SHOR	1	2	973	\$1,777,000
ACTIVE	ATT	1099 1st 306	VILL	2	3	1,644	\$1,895,000
ACTIVE	DET	1519 4th Street	VILL	4	3	1,738	\$2,349,000
ACTIVE	DET	27 Sandpiper Strand	CAYS	4	3	2,942	\$2,350,000
ACTIVE	ATT	1710 Avenida del Mundo 201	SHOR	3	3	1,721	\$2,495,000
ACTIVE	DET	1217 8th St	VILL	4	3	2,265	\$2,599,000
ACTIVE	DET	417 Pomona Ave	VILL	4	5	3,077	\$3,135,000
ACTIVE	DET	1630 Cajon Place	VILL	4	5	3,305	\$4,295,000

Homes Recently Pending Between 11/23/2019 and 12/16/2019 (6 of 14)

Status	Property Type	Address	Community	Beds	Baths	Estimated Square Feet	List Price
PENDING	ATT	1810 Avenida Del Mundo 1401	SHOR	1	1	705	\$899,900
PENDING	DET	842 C Ave	VILL	3	4	1,858	\$1,499,000
PENDING	ATT	1820 Avenida del Mundo 1503	SHOR	2	3	1,350	\$1,899,900
PENDING	DET	41 The Point	CAYS	3	3	3,212	\$2,599,999
PENDING	DET	248 E Avenue	VILL	6	7	5,784	\$3,495,000
PENDING	DET	604 Glorietta Blvd	VILL	5	6	3,761	\$4,750,000

Homes Recently Sold Between 11/23/2019 and 12/16/2019 (6 of 14)

Status	Property Type	Address	Community	Beds	Baths	Estimated Square Feet	Original List Price	Sold Price	Close of Escrow Date
SOLD	ATT	67 Montego Ct	CAYS	2	2	1,501	\$810,000	\$800,000	12/12/19
SOLD	ATT	1750 Avenida Del Mundo 705	SHOR	1	1	995	\$1,095,000	\$1,045,000	11/25/19
SOLD	ATT	1 Tunapuna Ln	CAYS	3	3	1,951	\$1,425,000	\$1,150,000	11/27/19
SOLD	DET	656 Margarita	VILL	3	3	1,891	\$2,595,000	\$2,500,000	12/12/19
SOLD	DET	735 Margarita Ave	VILL	4	3	2,492	\$3,295,000	\$2,950,000	12/2/19
SOLD	DET	1100 Alameda Blvd	VILL	5	7	7,209	\$6,995,000	\$5,500,000	12/7/19

\* The seller and/or buyer of the red highlighted properties above were represented by The Clements Group.



### We're Giving Back!

For every home bought or sold with The Clements Group in 2020, we will be donating \$250 in our clients' name to the charity of their choice and making a matching donation from The Clements Group. We look forward to supporting so many amazing organizations!

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January 2020 Real Estate Report





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# Search All Coronado Homes For Sale at **ClementsGroupRE.com**

THE *Clements* GROUP



**Just Listed**

**1217 8<sup>th</sup> Street**

4 BR / 3 BA / 2,265 sq. ft.  
Prime Village Location!

Remodeled in 2018 this stunning home features open living spaces, dining area, gourmet chefs kitchen with granite countertops, fireplaces in the living room and master, arched windows and exceptional attention to details throughout. Enjoy the intimacy and privacy of the outdoor back yard suited for entertaining and relaxing with family and friends.

**Offered at \$2,599,000**

**1217Eighth.com**



**Just Listed**

**Escondido Lane  
Development Opportunity**

Two separate legal parcels  
totaling 11,400+ sq. ft.

On the market for the 1st time in almost 60 years, these two lots, being sold together, offer endless possibilities. The current zoning allows someone to build 2 single family homes with the ability to divide the lot into 3 legal parcels and develop 3 single family homes.

**Offered at \$2,349,000**

**CoronadoLots.com**



**Just Listed**

**1720 Avenida del Mundo #1503**

1 BR / 2 BA / 973 sq. ft.  
Amazing Oceanfront Condo!

Enjoy spectacular unobstructed views of the ocean, Point Loma & the famous Hotel Del Coronado from almost every room in this stunning condo! Located in the La Sierra tower, this condo offers an open floorplan complete with the highest quality interior design and exquisite finishes that make it one of the best in Coronado Shores.

**Offered at \$1,777,000**

**LaSierra1503.com**



**Waterfront Condo!**

**94 Antigua Court**  
3 BR / 2 BA / 1,729 esf  
**Offered at \$945,000**  
94Antigua.com



**Lowest Priced Detached in Village!**

**509 7<sup>th</sup> Street.**  
3 BR / 2 BA / 1,080 esf  
**Offered at \$1,250,000**  
Seventh509.com



**Incredible Outdoor Living!**

**120 C Avenue #206**  
2 BR + Den / 2 BA / 2,642 esf  
**Offered at \$2,095,000**  
RegattaBay206.com



**Bay, Bridge and City Views!**

**120 C Avenue #307**  
2 BR / 2 BA / 2,136 esf  
**Offered at \$1,899,000**  
RegattaBay307.com



**3 Blocks to Beach!**

**845 F Avenue**

4 BR / 4.5 BA / 2,186 esf  
**Offered at \$2,349,900**  
845FAve.com



**Steps to the Beach!**

**834 Tolita Avenue**

3 BR / 3 BA / 1,808 esf  
**Offered at \$2,495,000**  
Just Reduced! | 834Tolita.com



**Just Listed!**

**1630 Cajon Place**

4 BR / 4.5 BA / 4-car Garage  
**Offered at \$4,295,000**  
1630Cajon.com



**Coming Soon – 108' of Frontage!**

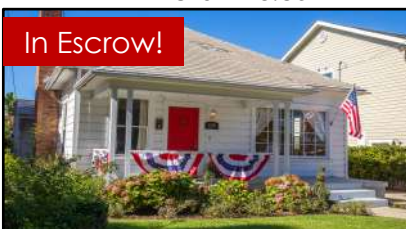
**6 Sixpence Way**

3 BR + Office / 4.5 BA / 6,083 esf  
Detached Guest Suite  
**Will Be Offered at \$4,599,000**

**Thinking of Buying or Selling Real Estate in 2020? Here Are 3 Reasons Why!**

- Coronado Single Family Homes For Sale Near Historic Lows
- Interest Rates Near New Historic Lows and Projected to Stay
- Home Prices to Peak Year Over Year to 5.6% Projected Growth by September 2020

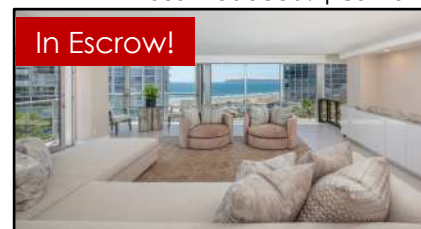
**Call Us for a Private Consultation to Discuss Your Goals!**



**In Escrow!**

**606 Margarita Avenue**

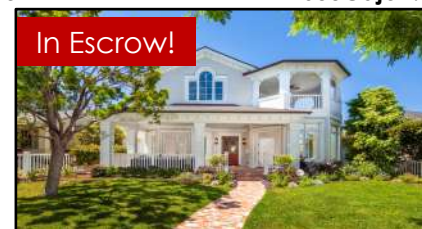
2 BR / 1.5 BA / 1,098 esf  
**Offered at \$1,670,000**



**In Escrow!**

**1750 Ave. del Mundo #507**

2 BR / 2 BA / 1,789 esf  
**Offered at \$2,675,000**



**In Escrow!**

**248 E Avenue**

5 BR / 5.5 BA / 5,700+ esf  
**Offered at \$3,495,000**



**In Escrow!**

**348 I Avenue**

Represented Buyers/Sellers  
**Was Offered at \$1,599,000**



**SOLD!**

**735 Margarita Avenue**

Represented Buyers/Sellers  
**Was Offered at \$2,950,000**



**SOLD!**

**1044 Isabella Avenue**

Represented Seller  
**Was Offered at \$2,999,000**



**SOLD!**

**1100 Alameda Blvd.**

Represented Buyers/Sellers  
**Was Offered at \$5,745,000**