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The  
*Clements*  
Group



BERKSHIRE HATHAWAY  
HomeServices

LUXURY  
COLLECTION

# CORONADO ISLAND

## *Picturesque Seaside Village*

Prepared for Our Neighbors, Friends and Family

*Getting  
Your  
Home*



The Clements Group is proud to have helped 15 buyers/sellers buy or sell a home in 2019 and we have 6 more in escrow. We know Coronado's unique market and are ready to help you accomplish your real estate goals! Call us!

People all over the world are watching Coronado's real estate market! We can showcase your home to over 50,000 unique visitors across the globe each month using our exclusive relationship with [CoronadoTimes.com](http://CoronadoTimes.com)! Get your home seen outside of San Diego!

NEW CONSTRUCTION HOMES



**1044 Isabella Avenue**  
4 BR / 4.5 BA / 4,183 esf  
Offered at \$4,350,000

### *Isabella Coastal Homes*

CORONADO, CALIFORNIA

Two of four new luxury homes just steps from Central Beach and the shops and fine dining on Orange Ave. Will be ready to move in Spring 2019!

The 3-level homes feature a coastal craftsman design, large roof decks with ocean views, media room, a chef's kitchen with large island, walk-in pantry and designer appliances, an elevator and much more.



**1048 Isabella Avenue**  
3 BR / 4.5 BA / 3,233 esf  
Offered at \$3,500,000



**800 E Avenue**  
4 BR / 4.5 BA / 2,420 esf  
Offered at \$2,599,000

### Townhomes at E & Olive

2 new luxury townhomes will be ready to move in June 1<sup>st</sup> 2019! Beautifully designed for Southern California's coastal lifestyle, these homes have amazing designer touches and meticulous attention to details.

The 3-level homes are finished with European wood floors, chef's kitchen with high-end appliances, built-ins and roof decks with Downtown San Diego skyline views.



**801 Olive Avenue**  
3 BR / 3.5 BA / 1,996 esf  
Offered at \$2,199,000



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## May 2019 Real Estate Report

BERKSHIRE HATHAWAY  
HomeServices  
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# The Clements Group



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**Just Listed!**

## 248 E Avenue- Village

**5 BR / 5.5 BA / 5,700+ Sq. Ft. Main House  
Detached Guest Suite w/Kitchenette & Bath  
Offered at \$3,995,000**

Stunning East Coast inspired home just steps from San Diego Bay, Ferry Landing, shops and dining! Spacious living areas and multiple outdoor spaces make this a fabulous property to entertain friends and family!

[248Eave.com](http://248Eave.com)



**26 Half Moon Bend - Cays**  
3 BR / 2.5 BA / 1,665 esf  
Offered at \$1,149,000  
[26HalfMoon.com](http://26HalfMoon.com)



**1133 1st Street #118 - The Point**  
2 BR / 2 BA / 1,325 esf  
Offered at \$1,290,000  
[ThePoint118.com](http://ThePoint118.com)



**442 D Avenue - Village**  
3+ BR / 3 BA / 1,400 esf  
Offered at \$1,335,000  
[442DAve.com](http://442DAve.com)



**735 Margarita Ave. - Village**  
Build Your Dream Home Here!  
Offered at \$3,295,000  
[735Margarita.com](http://735Margarita.com)



**1100 Alameda Blvd. - Village**  
5 BR / 6.5 BA / 7,200+ esf  
Offered at \$5,995,000  
[1100Alameda.com](http://1100Alameda.com)



**213 H Avenue, Village**  
Approx. 5,600 sq. ft. lot  
Offered at \$1,595,000



**22 Bahama Bend - Cays**  
3 BR / 2.5 BA / 2,409 esf  
Offered at \$1,280,000



**712 Margarita Ave-Village**  
5 BR / 4 BA / 3,530 esf  
Offered at \$3,199,000



**840 & 846 A Ave. - Village**  
Represented Buyers



**1123 Isabella Ave. - Village**  
Represented Sellers



**1034 Loma Ave. - Village**  
Represented Buyers



Thinking of Buying or Selling  
Coronado Real Estate in 2019?  
Call Us! We are Here to Help!

## What's New

### Coronado Island Real Estate Market Activity

Homes Listed For Sale Between 4/1/2019 and 4/30/2019 (6 of 53)

Status	Property Type	Address	Community	Beds	Baths	Est. Square Feet	ListPrice
ACT	ATT	52 Antigua Court	CORONADO CAYS	2	2	1,534	\$949,000
ACT	DET	810 2nd Street	CORONADO VILLAGE	3	2	1,492	\$1,595,000
ACT	ATT	427 Pomona Avenue	CORONADO VILLAGE	3	2.5	2,004	\$2,148,000
ACT	DET	901 Balboa Avenue	CORONADO VILLAGE	4	3	2,696	\$2,995,000
<b>ACT</b>	<b>DET</b>	<b>248 E Avenue</b>	<b>CORONADO VILLAGE</b>	<b>5</b>	<b>5.5</b>	<b>5,784</b>	<b>\$3,995,000</b>
ACT	DET	4 Sandpiper Strand	CORONADO CAYS	4	6	6,107	\$5,700,000

Homes Recently Pending Between 4/1/2019 and 4/30/2019 (6 of 26)

Status	Property Type	Address	Community	Beds	Baths	Est. Square Feet	ListPrice
PEND	ATT	232 B Avenue	CORONADO VILLAGE	3	3	1,340	\$915,000
<b>PEND</b>	<b>DET</b>	<b>22 Bahama Bend</b>	<b>CORONADO CAYS</b>	<b>3</b>	<b>3</b>	<b>2,409</b>	<b>\$1,280,000</b>
PEND	ATT	1820 Avenida del Mundo #408	CORONADO SHORES	2	2	1,400	\$1,698,000
<b>PEND</b>	<b>DET</b>	<b>712 Margarita Avenue</b>	<b>CORONADO VILLAGE</b>	<b>5</b>	<b>4</b>	<b>3,530</b>	<b>\$3,199,000</b>
<b>PEND</b>	<b>DET</b>	<b>1048 Isabella Avenue</b>	<b>CORONADO VILLAGE</b>	<b>4</b>	<b>6.5</b>	<b>4,183</b>	<b>\$4,350,000</b>

Homes Recently Sold Between 4/1/2019 and 4/30/2019 (6 of 17)

Status	Property Type	Address	Community	Beds	Baths	Est. Square Feet	ListPrice	Sold Price	Close of Escrow Date
SOLD	ATT	18 Montego Court	CAYS	2	3	1471	\$799,000	\$785,000	4/16/19
SOLD	ATT	250 C Avenue	VILL	3	2	1805	\$1,375,000	\$1,275,000	4/30/19
SOLD	ATT	1830 Avenida del Mundo #1406	SHORES	2	2	1,148	\$1,789,000	\$1,700,000	4/15/19
<b>SOLD</b>	<b>DET</b>	<b>840 &amp; 846 A Avenue</b>	<b>VILL</b>	<b>3</b>	<b>2</b>	<b>2,000</b>	<b>\$2,100,000</b>	<b>\$2,100,000</b>	<b>4/12/19</b>
SOLD	DET	19 Green Turtle	CAYS	4	3	3,077	\$2,588,888	\$2,500,000	4/19/19
SOLD	DET	555 B Avenue	VILL	6	5	3,585	\$3,500,000	\$3,500,000	4/2/19

The Clements Group represents the buyer and/or seller of properties highlighted in red.