

# \$1,775,000 - 236 Mariposa, San Clemente

MLS® #IG25115371

---

## \$1,775,000

3 Bedroom, 2.00 Bathroom, 1,333 sqft  
Residential on 0 Acres

Beachwalk (BW), San Clemente,

Built in 1956, this single-story mid-century modern home offers a rare opportunity in one of San Clemente's most desirable beach neighborhoods. Featuring 3 bedrooms and 2 bathrooms, the property sits on a lot zoned R-1 Medium, walkable to Mariposa Beach. With zoning that possibly allows for building up, there's exceptional potential to add a second story and capture ocean views, making this an ideal value-add opportunity for developers, investors, or savvy homeowners looking to grow equity in a prime location. (Check with the city)

The home has great bones with classic mid-century design elements and a bright, functional layout. The outdoor living space is perfect for families, pets, or future expansion. This is a quiet, established community close to top-rated schools, dining, and San Clemente's vibrant downtown.

Whether you're looking to renovate, expand, or build your dream home near the coast, this property offers both immediate livability and long-term upside. Opportunities like this rarely come available—don't miss your chance to secure a property with serious potential just steps from the beach.



Built in 1956

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | IG25115371  |
| Price  | \$1,775,000 |

|                |                                      |
|----------------|--------------------------------------|
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,333                                |
| Acres          | 0.08                                 |
| Year Built     | 1956                                 |
| Type           | Residential                          |
| Sub-Type       | Single Family Residence              |
| Style          | Craftsman, Mid-Century Modern, Ranch |
| Status         | Closed                               |
| Listing Agent  | Carolyn Fox                          |
| Listing Office | RE/MAX LAKESIDE                      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 236 Mariposa              |
| Area        | SC - San Clemente Central |
| Subdivision | Beachwalk (BW)            |
| City        | San Clemente              |
| County      | Orange                    |
| Zip Code    | 92672                     |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected |
| Parking Spaces | 4                                      |
| Parking        | Direct Access, Garage                  |
| # of Garages   | 2                                      |
| Garages        | Direct Access, Garage                  |
| View           | Neighborhood                           |
| Pool           | None                                   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue                                 |
| Lot Description   | Back Yard, Front Yard, Lawn, Yard, Level |
| Roof              | Composition                              |
| Foundation        | Slab                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Wood  |
| Interior Features | Bedroom on Main Level, Main Level Primary, Primary Suite, Beamed Ceilings |

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | None        |
| Fireplace    | Yes         |
| Fireplaces   | Living Room |
| # of Stories | 1           |
| Stories      | One         |

### **School Information**

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
| High     | San Clemente       |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 25th, 2025 |
| Days on Market  | 19             |
| Zoning          | R-1            |
| Short Sale      | N              |
| RE / Bank Owned | N              |

Based on information from California Regional Multiple Listing Service, Inc. as of December 30th, 2025 at 4:35am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.