

# \$4,595,000 - 35 Cantilena, San Clemente

MLS® #OC24248813

**\$4,595,000**

5 Bedroom, 5.00 Bathroom, 5,120 sqft

Residential on 0 Acres

Sea Pointe Estates (SPE), San Clemente,

Another major PRICE REDUCTION! This stunning custom 5 bedroom home is nestled within the prestigious guard-gated community of Sea Pointe Estates in San Clemente.

Boasting breathtaking panoramic ocean and sunset views from nearly every room, this home offers a lifestyle of sophistication and serenity.

Meticulously remodeled by renowned designer and architect Roman James, celebrated globally for his innovative and high-caliber creations, this residence sets a new standard for modern elegance.

As you step inside, you're greeted by awe-inspiring ocean vistas framed by custom floor-to-ceiling bifold doors. The expansive family room features soaring 35-foot ceilings and seamlessly flows to the outdoor patio, blurring the line between indoor and outdoor living. The result is a harmonious space, perfectly positioned to showcase the endless beauty of the Pacific Ocean.

The main level is an open-concept design, anchored by the primary suite, a tranquil retreat with its own bifold doors opening to a private balcony offering coastal breezes and stunning views. The suite features a stone fireplace and a spa-like en-suite bathroom, creating the ultimate sanctuary.

The remodeled chefâ€™s kitchen serves as the heart of the home, with ample counter seating, custom cabinetry, and luxurious stone finishes. Top-of-the-line appliances, including a Sub-Zero refrigerator and Viking oven,



ensure a seamless culinary experience. The main floor also includes an en-suite guest bedroom, a formal dining room, an office with a fireplace, a spacious laundry room, and direct access to a three-car garage.

Two separate staircases lead to the lower level, which offers three additional en-suite bedrooms. Two of these rooms feature ocean views and open directly to the outdoor living spaces.

Designed for entertaining, the outdoor areas transform this estate into a private resort-style retreat. Highlights include a spacious dining area, a sleek linear fire pit, a custom infinity-edge jacuzzi, and a waterfall feature, all overlooking the dramatic ocean horizon.

Built-in ceiling heaters, a TV, and luxurious seating areas ensure year-round enjoyment.

Sea Pointe Estates is designated as a Fire Wise Community, which helps reduce the risk to the community of a fire. Residents also enjoy an exclusive guard gate, pool, spa, and tennis courts, all conveniently close to world-class shopping, dining, and pristine beaches.

Built in 1990

## Essential Information

MLS® #	OC24248813
Price	\$4,595,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,120
Acres	0.30
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent      Janet Mitchell  
Listing Office      Compass

## Community Information

Address      35 Cantilena  
Area      SN - San Clemente North  
Subdivision      Sea Pointe Estates (SPE)  
City      San Clemente  
County      Orange  
Zip Code      92673

## Amenities

Amenities      Clubhouse, Fitness Center, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)  
Parking Spaces      3  
Parking      Driveway, Electric Vehicle Charging Station(s), Garage  
# of Garages      3  
Garages      Driveway, Electric Vehicle Charging Station(s), Garage  
View      Catalina, City Lights, Coastline, Ocean, Panoramic  
Has Pool      Yes  
Pool      Association, Community, Heated, In Ground  
Security      Gated Community, Gated with Attendant, Gated with Guard, Security System, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior Features      Barbecue  
Lot Description      ZeroToOneUnitAcre  
Roof      Tile

## Interior

Interior      Wood  
Interior Features      Balcony, Bar, Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Central Vacuum, Crown Molding, Eat-in Kitchen, High Ceilings, Jack and Jill Bath, Main Level Primary, Multiple Staircases, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s)  
Appliances      Dishwasher, Free-Standing Range, Refrigerator, SixBurnerStove  
Heating      Central  
Cooling      Central Air  
Fireplace      Yes  
Fireplaces      Great Room, Outside, Primary Bedroom

# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	San Clemente

## Additional Information

Date Listed	December 11th, 2023
Days on Market	121
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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