

# **\$3,650,000 - 2905 La Ventana, San Clemente**

MLS® #OC24250200

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## **\$3,650,000**

3 Bedroom, 3.00 Bathroom, 1,988 sqft  
Residential on 0 Acres

San Clemente Terrace (SCT), San Clemente,

Welcome to the perfect get-away-from-it-all, single-level beach house with superlative coastline views that stretch from Cotton's Point to the Dana Point Headlands. Interspersed between those two iconic landmarks are scenes of sandy golden beaches, tide pools, white water, the San Clemente pier, Seal Rock, Dana Point Harbor with San Clemente and Catalina islands off in the distance. After sunset, this rare vista will continue to captivate imaginations. Whether reclining beneath the covered patio or staying warm around the outdoor fire pit, the outline of the coastline is illuminated by the downtowns of San Clemente, Dana Point and the Harbor late into the evening. These sit-down, blue horizon views may be enjoyed from the kitchen, great room, living room, primary bedroom and expansive backyard. This mid-century home features three bedrooms (one is currently used as a study), three bathrooms, an open floor plan, 1,988 square feet of living space, an attached two car garage, an oversized driveway and an automated gate in the front yard. A wall of sliding glass doors facing the ocean connects the main living area to the backyard's spacious covered patio and provides an easy transition between indoor and outdoor living. Recent improvements include designer interior paint, imported European oak floors, upgraded light fixtures and a low maintenance landscape design. Additional features include the primary bedroom's ensuite bath with dual vanity and



step in shower, central AC, upgraded dual paned windows, sliding glass doors, interior laundry area, an alarm and a remote video surveillance system for additional peace of mind. La Ventana is an extremely private street with a cul-de-sac at each end and no public park or lookout to attract additional traffic. Yet, the home is less than 8 miles from an array of shopping destinations (boutique shops to outlets), world famous surf, a network of coastal trails spanning miles, trendy dining and the vibrant downtowns of San Clemente, Dana Point and San Juan Capistrano to explore.

Built in 1962

**Essential Information**

MLS® #	OC24250200
Price	\$3,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,988
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Colin Farris
Listing Office	Keller Williams OC Coastal Realty

**Community Information**

Address	2905 La Ventana
Area	SN - San Clemente North
Subdivision	San Clemente Terrace (SCT)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Other
Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Connected, Phone Available
Parking Spaces	5
Parking	Concrete, Direct Access, Driveway, Garage, Door-Single, Garage Door Opener, Garage Faces Side
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Door-Single, Garage Door Opener, Garage Faces Side
View	Bluff, Catalina, City Lights, Coastline, Harbor, Ocean, Panoramic, Pier
Waterfront	Across the Road from Lake/Ocean, Ocean Side Of Freeway
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Prewired, Security System

## Exterior

Exterior	Plaster, Stucco
Exterior Features	Lighting, Rain Gutters, Fire Pit
Lot Description	Back Yard, Drip Irrigation/Bubblers, Lawn, Landscaped, Yard, Bluff, Front Yard, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, Skylight(s), Screens
Roof	Metal
Construction	Plaster, Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Built-in Features, Entrance Foyer, Jack and Jill Bath, Recessed Lighting, Storage, Tile Counters
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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