

\$5,495,000 - 608 Via Promontorio, San Clemente

MLS® #OC25002359

\$5,495,000

5 Bedroom, 5.00 Bathroom, 5,128 sqft
Residential on 1 Acres

Mariners Point (MP), San Clemente,

Designed by the acclaimed architect Fred Briggs, this exclusive ocean-view compound blends timeless luxury and breathtaking coastal scenery with spectacular sunsets from every vantage point. Nothing like this exists along the coastline of Orange County. This magnificent, gated estate is the **ULTIMATE** in privacy and perfection! Arrive on a secluded driveway leading to a circular motor court with ample parking for up to 10 cars, complemented by a 6-car garage perfect for the most discerning car enthusiast. The residence offers over 5,000 square feet of exquisite living space, featuring 5 bedrooms and 4.5 bathrooms. Each room showcases stunning views of the rolling hills and the Pacific Ocean, stretching from Catalina Island to Mexico, including the iconic whitewater views of San O and Trestles surf spots. Appointed with professional-grade appliances—Thermador range with steam oven, full-size Subzero refrigerator and freezer, Fisher Paykel dishwasher drawers, pot filler—every aspect of the kitchen was considered with the functional, optimal layout. The oversized Carrera Marble Island opens to the living, dining and great rooms, extending outdoors to the back gardens. Behind the kitchen, a Custom Butler's pantry equipped with 2 Dacor ovens, a Bosch dishwasher, Subzero wine refrigerator, drink drawers, a prep sink and ample room for display and storage completes the refined chef's dream. The exceptional floor plan



offers a primary suite that encompasses the entire upper level with a separate retreat, double-sided fireplace and a relaxing deck with panoramic ocean views. The primary bath showcases an immense shower, dual sinks, walk-in closet, laundry room, and private office with sweeping ocean views including a coffee bar and kitchenette. The main level has a separate wing with 4 additional bedrooms and a separate entrance. The bedrooms all overlook the ocean with sliding doors out to the green gardens. Additional features include a 500 square-foot basement that could be finished for storage or a wine collectors dream cellar, a separate laundry room on each level, 3 fireplaces and ample storage throughout. Beyond the home's walls await the equally magical grounds, complete with pathways leading to the lower-level basement and outdoors with a pool size yard, entertainment deck, grilling station and terraced organic garden. California Dreaming at its finest!

Built in 1983

Essential Information

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|----------------|-------------------------|
| MLS® # | OC25002359 |
| Price | \$5,495,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 5,128 |
| Acres | 0.87 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Danielle Wilson |
| Listing Office | Compass |

Community Information

| | |
|-------------|-----------------------------|
| Address | 608 Via Promontorio |
| Area | SE - San Clemente Southeast |
| Subdivision | Mariners Point (MP) |
| City | San Clemente |
| County | Orange |
| Zip Code | 92672 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Circular Driveway, Concrete, Direct Access, Driveway, Garage, Garage Faces Front, Oversized |
| # of Garages | 6 |
| Garages | Circular Driveway, Concrete, Direct Access, Driveway, Garage, Garage Faces Front, Oversized |
| View | Catalina, City Lights, Coastline, Ocean |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|--|
| Exterior | Concrete, Drywall |
| Lot Description | Back Yard, Cul-De-Sac, Garden, Lawn, Yard, ZeroToOneUnitAcre |
| Construction | Concrete, Drywall |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Wood |
| Interior Features | Walk-In Pantry, Walk-In Closet(s), Balcony, Bedroom on Main Level, Breakfast Bar, High Ceilings, Primary Suite, Recessed Lighting, Storage, Sunken Living Room |
| Appliances | Dishwasher, Disposal, Double Oven, Gas Range, Water Heater |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Family Room |
| # of Stories | 2 |
| Stories | Multi/Split, Two |

School Information

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| District | Capistrano Unified |
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| Elementary | Concordia |
| Middle | Shorecliff |
| High | San Clemente |

Additional Information

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|-----------------|-------------------|
| Date Listed | January 6th, 2025 |
| Days on Market | 85 |
| Short Sale | N |
| RE / Bank Owned | N |

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