

# **\$1,849,000 - 303 La Fremontia, San Clemente**

MLS® #OC25013151

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## **\$1,849,000**

5 Bedroom, 3.00 Bathroom, 2,926 sqft  
Residential on 0 Acres

Harbor View (HARV), San Clemente,

Welcome to 303 La Fremontia - a meticulously maintained home, ideally situated on a quiet cul-de-sac in the ocean view neighborhood of Harbor View within the prestigious Rancho San Clemente community. Boasting the largest floor plan in the tract, your new home spans nearly 3000 square feet with five spacious bedrooms and three full bathrooms, including a convenient lower level bedroom and full bath—perfect for guests or multi-generational living. Imagine creating delicious meals for family and guests in the expansive center-island kitchen, equipped with modern double ovens and loads of counter space and cabinetry, making it an ideal space for cooking and entertaining. The kitchen opens up to a beautifully designed family room with a cozy fire place and built-in entertainment cabinetry, creating an inviting atmosphere for gatherings. Upstairs you will find your private primary suite, complete with vaulted ceilings and the perfect sitting area, making it a true retreat. The adjoining en suite is a haven of relaxation, featuring an oversized dual sink vanity, a separate soaking tub, and a walk-in shower, alongside a generous walk-in closet. Originally the builder's 5th bedroom, the current loft configuration adds flexibility to the home's layout, providing options for an office, media room, or additional family space. The three-car garage offers plenty of space for vehicles and storage. Outside, the private yard is a landscaped paradise surrounded by mature trees and detailed hardscaping.



Multiple patio areas offer various options for outdoor entertainment, and there's ample room to add a pool, making it a perfect space for relaxation or hosting events. This home has been lovingly maintained by its original owner and is being offered on the market for the very first time. It's the perfect opportunity to create your dream coastal enclave! Take in the fresh ocean breezes at the private HOA park or explore the miles of trails on the Rancho San Clemente Ridgeline Trail with stunning sunrise and ocean views. Your new beach home offers ideal proximity to LifeTime Fitness, award-winning schools, parks, world-class surfing and beaches, plus it's just a quick drive to the iconic downtown scene and pier. Don't miss this opportunity of a lifetime ... Your best life starts here!

Built in 1995

## Essential Information

MLS® #	OC25013151
Price	\$1,849,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,926
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michelle Wilson
Listing Office	First Team Real Estate

## Community Information

Address	303 La Fremontia
Area	RS - Rancho San Clemente

Subdivision	Harbor View (HARV)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Picnic Area, Playground
Utilities	Cable Available, Phone Available
Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Storage
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Storage
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Concrete, Stucco
Exterior Features	Rain Gutters, Lighting
Lot Description	Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Rectangular Lot, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Plantation Shutters
Roof	Concrete, Tile
Construction	Drywall, Concrete, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Multiple Staircases, Open Floorplan, Pantry, Recessed Lighting, Unfurnished, Bedroom on Main Level, Loft, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Entrance Foyer, Tile Counters, Two Story Ceilings
Appliances	Built-In Range, Double Oven, Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central, Natural Gas, Zoned
Cooling	None
Fireplace	Yes

Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Bernice
High	San Clemente

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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