

# \$6,595,000 - 3000 Eminencia Del Sur, San Clemente

MLS® #OC25013854

**\$6,595,000**

6 Bedroom, 8.00 Bathroom, 7,559 sqft

Residential on 1 Acres

N/A, San Clemente,

Completely reimagined and remodeled , this stunning custom Spanish Single Story compound in the exclusive Forster Estates enclave of Forster Ranch in San Clemente is ready to dramatically enrich your lifestyle.

Offering panoramic hill views and glimpses of the ocean, this sprawling estate offers the advantages of a coveted corner homesite that extends 1.2 acres and hosts an inviting front yard with sunny patio, a gated motorcourt with a five-car garage. An impressive colonnade leads to the grand central courtyard with fireside seating and dining patio.

Approximately 7,559 square feet of living space, this single-level design is distinguished by sophisticated soft-contemporary style at every turn. Enjoy countless fireplaces, Spanish tile and wide-plank wood flooring, romantic archways, high ceilings and exposed beams, custom lighting and high end fixtures and finishes. Nearly every room opens to the outdoors, including the living and dining rooms, an office, a bonus/media room, a gym/golf simulation room, and a brand-new kitchen with butlerâ€™s pantry, custom cabinetry, quartz countertops, an oversized double-waterfall island, a nook with built-in seating, an extra-wide Viking range, a wine refrigerator and a double built-in Fisher Paykel refrigerator. Enjoy the comfort of six en suite bedrooms, five full and three half baths, An opulent primary suite with a fireplace, sitting area, patio access, a freestanding tub, separate vanities, and two extra-spacious



walk-in closets with furniture-caliber built-ins. The resort-caliber backyard showcases a swimming pool and spa, and an entertainment pavilion with a grill, kitchen fireplace, after-swim shower and a bathroom. A custom putting green, in-ground trampoline and sports courts are also featured. Residents of Forster Ranch enjoy parks, trails, and easy access to shopping centers, beaches and San Clemente's historic pier, and Dana Point Harbor. ( Solar owned and Tesla charging outlet) Professional plans for a Pickle Ball/Sport court and fire pit area on upper level of backyard, HOA approved

Built in 2004

## Essential Information

MLS® #	OC25013854
Price	\$6,595,000
Bedrooms	6
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	7,559
Acres	1.20
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Tracy Weintraub
Listing Office	Compass

## Community Information

Address	3000 Eminencia Del Sur
Area	FR - Forster Ranch
Subdivision	N/A
City	San Clemente

County Orange  
Zip Code 92673

## Amenities

Amenities Trail(s)  
Utilities Electricity Connected, Water Connected, Cable Available, Phone Available, Sewer Connected  
Parking Spaces 8  
Parking Electric Gate  
# of Garages 5  
Garages Electric Gate  
View Hills, Ocean, Water  
Has Pool Yes  
Pool Heated, In Ground, Private, Solar Heat  
Security Carbon Monoxide Detector(s), Security Gate, Security System

## Exterior

Exterior Features Sport Court  
Lot Description Drip Irrigation/Bubblers, Lot Over 40000 Sqft, Landscaped, Corner Lot, ZeroToOneUnitAcre  
Windows Atrium, Casement Window(s), Wood Frames

## Interior

Interior Stone, Wood  
Interior Features Beamed Ceilings, Breakfast Area, Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Built-in Features, Dressing Area, French Door(s)/Atrium Door(s), In-Law Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Pantry  
Appliances Double Oven, Gas Oven, Microwave, Refrigerator, Convection Oven, ENERGY STAR Qualified Appliances, SixBurnerStove  
Heating Central  
Cooling Central Air, Zoned  
Fireplace Yes  
Fireplaces Family Room, Living Room, Primary Bedroom, Kitchen, Outside  
# of Stories 1  
Stories One

## School Information

District Capistrano Unified

## Additional Information

Date Listed January 16th, 2025

Days on Market 65

Short Sale N

RE / Bank Owned N

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