

\$2,495,000 - 1880 El Camino Real # 56, San Clemente

MLS® #OC25017066

\$2,495,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft
Residential on 0 Acres

Capistrano Shores MHP (CSM), San Clemente,

Located in the private, resident-owned community of Capistrano Shores, this beautifully upgraded 1,440-square-foot beach cottage offers a timeless blend of coastal charm and modern amenities. Bathed in natural light, the home showcases an open-concept design with vaulted ceilings and vast picture windows that frame breathtaking ocean and beach views. The thoughtfully upgraded interior features a spacious living room with a gas fireplace and clerestory windows, creating a bright and airy atmosphere. The dining room opens seamlessly to the living space, offering an ideal layout for entertaining with wainscoting accents for classic beach house charm. The kitchen boasts gleaming granite countertops and modern appliances that cater to both style and functionality. Three bedrooms and two bathrooms include a master suite with plantation shutters, a private ensuite with a vanity area, and a linen closet. Both bathrooms are elegantly finished with tile and marble accents for a sophisticated touch. The exterior is equally inviting, with a large side patio perfect for alfresco dining and a substantial storage shed for added convenience. Automatic roll-up storm shutters provide peace of mind and turnkey readiness. Three dedicated parking spaces and direct access to the beach via cement stairs along a seawall complete the home's thoughtful design. Located between San Diego and Los Angeles, Capistrano Shores is sought after for



its unique combination of an oceanfront setting and timeless charm. The neighborhood is just minutes from the popular Outlets at San Clemente, local parks, I-5, and excellent schools. This is a rare opportunity to own a coastal sanctuary where panoramic views, modern comforts, and an idyllic location meet to create the ultimate beachside lifestyle.

Built in 1995

Essential Information

MLS® #	OC25017066
Price	\$2,495,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,440
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Manufactured On Land
Style	Cottage, Patio Home
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

Community Information

Address	1880 El Camino Real # 56
Area	SC - San Clemente Central
Subdivision	Capistrano Shores MHP (CSM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Assigned, No Driveway, One Space, On Street, Paved

Garages	Assigned, No Driveway, One Space, On Street, Paved
View	Catalina, Coastline, Ocean, Panoramic, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway, Seawall
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Exterior Features	Lighting, Rain Gutters
Lot Description	Near Park, Rectangular Lot, Street Level, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens, Skylight(s), Stained Glass
Construction	Wood Siding

Interior

Interior	Laminate, Stone
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Chair Rail, Granite Counters, High Ceilings, Main Level Primary, Open Floorplan, Paneling/Wainscoting, Pantry, Recessed Lighting, Separate/Formal Dining Room, Tile Counters
Appliances	Convection Oven, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	January 27th, 2025
Days on Market	196
Short Sale	N

RE / Bank Owned N

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