

# **\$2,388,000 - 2227 Avenida Oliva, San Clemente**

MLS® #OC25021312

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## **\$2,388,000**

3 Bedroom, 3.00 Bathroom, 2,247 sqft  
Residential on 0 Acres

Highland Light Estates (HLE), San Clemente,

Situated in one of San Clemente's most sought-after gate-guarded communities, this fully remodeled coastal home offers breathtaking ocean and Catalina Island views and an exceptional level of craftsmanship. No detail was overlooked in this top-to-bottom transformation, blending modern luxury with coastal elegance. Step inside to find soaring ceilings, brand-new wood luxury vinyl flooring, and custom designer finishes throughout. The gourmet kitchen is a true centerpiece, featuring a stunning blue oversized island with a waterfall countertop, an 8-burner built-in range, and a massive refrigerator. Enjoy ocean views from the kitchen windows, while the open-concept design seamlessly connects to the family room, complete with custom wood paneling, built-in cabinetry, and bi-fold doors leading to the expansive outdoor space. A stylish half-bathroom completes the lower level. Upstairs, all bedrooms are thoughtfully positioned for privacy and comfort. The custom-tiled staircase leads to the primary suite, which boasts a private balcony with panoramic ocean and Catalina views. The spa-like ensuite bathroom features dual sinks, a stunning dual-head shower, and designer lighting, creating a space of relaxation and luxury. The additional bedrooms all feature walk-in closets and the bathroom continues the theme of elevated design, with custom tile work and high-end finishes throughout. Outside, the beautifully landscaped backyard provides lush green space, ocean views, and



a serene setting for entertaining or unwinding.  
Newly installed designer garage doors  
complete the home's fresh, modern look.  
This turnkey coastal retreat has been  
renovated to perfection, offering an incredible  
opportunity to own a move-in-ready,  
ocean-view home in San Clemente's  
premier community.

Built in 1984

**Essential Information**

MLS® #	OC25021312
Price	\$2,388,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,247
Acres	0.28
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Simon Guy
Listing Office	Keller Williams OC Coastal Realty

**Community Information**

Address	2227 Avenida Oliva
Area	MH - Marblehead
Subdivision	Highland Light Estates (HLE)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Controlled Access, Guard, Management
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Door-Single, Garage Faces Front

# of Garages	3
Garages	Door-Multi, Driveway, Garage, Door-Single, Garage Faces Front
View	Catalina, Coastline, Ocean
Pool	None
Security	Gated Community, Gated with Guard

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Landscaped, Lawn
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab

## Interior

Interior	Wood, Vinyl
Interior Features	All Bedrooms Up, Beamed Ceilings, Breakfast Bar, High Ceilings, Quartz Counters, Recessed Lighting, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Range, Ice Maker, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
High	San Clemente

## Additional Information

Date Listed	January 29th, 2025
Days on Market	32
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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