

\$5,495,000 - 1880 El Camino Real # 48-49, San Clemente

MLS® #OC25025713

\$5,495,000

5 Bedroom, 6.00 Bathroom, 4,500 sqft
Residential on 0 Acres

Capistrano Shores MHP (CSM), San Clemente,

Custom luxury is elevated to impressive heights at this luxurious custom estate in the private oceanfront enclave of Capistrano Shores in northern San Clemente. Occupying a rare double homesite with nearly 80' of frontage on the sand, the property reveals two private residences including a grand two-story English manor-style home and an equally impressive single-story design. Both homes offer panoramic views that stretch from San Clemente's pier up to the Dana Point Headlands, with breaking waves, the Pacific Ocean, Catalina Island and beautiful sunsets in between. The main residence hosts a fabulous first level with high ceilings, a rotunda with circular staircase, and a great room with stately fireplace and floor-to-ceiling slide-away glass doors that open to the beach. A massive island centers the kitchen, which displays antiques and distressed custom cabinetry, top-of-the-line appliances, a butler's pantry and granite countertops. Upstairs, the primary suite is crowned with vaulted ceilings and features an ocean-view balcony, a see-through fireplace that warms the bedroom and bath, a jetted tub, four-head shower, a secondary washer and dryer set for the ultimate in convenience, a walk-in closet, and a retreat with fireplace. The residences offer a combined total of 5 bedrooms and 6 baths in approximately 4,500 square feet, with the second home featuring a full kitchen and an open great room with stunning ocean views. Preferred appointments include whole-house



heated flooring, Venetian plaster, whole-house water filtration and audio systems, handsome wood beams, exquisite tile and woodwork, motorized roller shades in the main house, automated storm shutters on beach-facing windows, two wine-storage units, multi-zone HVAC, and a garage with storage for bikes, surfboards, and a golf cart. Grounds include two private patios and a built-in barbecue island. Residents of Capistrano Shores enjoy beach living at its very best. Located between San Diego and Los Angeles, the resident-owned community of just 90 homes 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.

Built in 2012

Essential Information

MLS® #	OC25025713
Price	\$5,495,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	4,500
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Manufactured On Land
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

Community Information

Address	1880 El Camino Real # 48-49
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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	6
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Front, On Site, Private, Storage
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Front, On Site, Private, Storage
View	Bluff, Catalina, City Lights, Coastline, Hills, Neighborhood, Ocean, Panoramic, Water
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Prewired, Resident Manager, Security System, Smoke Detector(s)

Exterior

Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Tile

Interior

Interior	Carpet, Stone, Tile, Wood
Interior Features	Balcony, Bar, Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jack and Jill Bath, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Two Story Ceilings, Wet Bar, Wired for Sound
Appliances	Convection Oven, Dishwasher, Disposal, Double Oven, Electric Oven, Freezer, Gas Cooktop, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, SixBurnerStove, Vented Exhaust Fan, Warming Drawer, Water To Refrigerator

Heating	Fireplace(s), Forced Air
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Gas Starter, Primary Bedroom, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	February 4th, 2025
Days on Market	162
Short Sale	N
RE / Bank Owned	N

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