

# \$4,500,000 - 2001 Via Aguila, San Clemente

MLS® #OC25026331

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## \$4,500,000

4 Bedroom, 4.00 Bathroom, 4,309 sqft  
Residential on 1 Acres

Summit at Highland Light (SUM), San Clemente,

This opportunity is not just one-of-a-kind but once-in-a-generation. With expansive unparalleled 280 degree views of both canyon and ocean, the vista from every single room on this half acre lot is absolutely breathtaking.

Nestled in the cul de sac on a deep expanded lot, the privacy is also unrivaled. Inside, the remodeled four bedroom home boasts thoughtful design details, including an expanded primary suite with a private deck, a stunning upstairs loft with an ocean view, and expanded secondary bedrooms including a whimsical nook loft. The moment you enter the home the abundant natural light and warmth of its tasteful design greets you, as the grand curved staircase and vaulted living room ceilings rise up to meet the sun's rays. All bedrooms are en-suite, with a conjoining bathroom linking the two secondary bedrooms upstairs and one full bedroom and bathroom downstairs. The Primary Suite is a true oasis, with large arched windows, double walk-in closets, a sitting area with a private fireplace, and those stunning wrap-around views for sunrise and sunset. The Primary Bathroom is generously designed with a walk-in shower, soaking tub, double vanities, and of course its own ocean view. This home is at once a private retreat and an entertainer's dream, with endless details for hosting, including a large island-centric kitchen, two dining areas, a generous and creative game room built to accommodate a regulation tournament 9â€™™ pool table, outdoor BBQ, sunken gas firepit,



"pool bath" with exterior access, and a beautiful pool and spa surrounded by waterfalls flowing from custom streams that run throughout the backyard. Thoughtfully curated amenities abound, such as a hot water exterior shower-head and a powder-coated aluminum fencing for ease of maintenance. And don't miss the lighted regulation size pickle-ball court built to last with a post-tension slab. With all new flooring, new vinyl windows, new paint, brand new kitchen and all remodeled bathrooms, this home is ready to welcome its next owner. There is truly no other view or lot like this, it stands alone as one of the most unique blends of space, breadth, view, function, raw beauty, and possibility. Sunrise, sunset, and every moment in between is a dream ready to come true in this magnificent space.

Built in 1991

### **Essential Information**

MLS® #	OC25026331
Price	\$4,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	4,309
Acres	0.51
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brooke Miller
Listing Office	HomeSmart, Evergreen Realty

### **Community Information**

Address	2001 Via Aguila
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Area MH - Marblehead  
Subdivision Summit at Highland Light (SUM)  
City San Clemente  
County Orange  
Zip Code 92673

## Amenities

Amenities Management, Controlled Access, Guard  
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces 9  
Parking Off Street, Direct Access, Door-Multi, Driveway, Driveway Level, Garage  
# of Garages 3  
Garages Off Street, Direct Access, Door-Multi, Driveway, Driveway Level, Garage  
View Canyon, Coastline, Hills, Mountain(s), Ocean, Panoramic  
Has Pool Yes  
Pool In Ground, Gas Heat, Heated, Permits, Private, See Remarks, Waterfall  
Security Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Key Card Entry, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior Stucco, Wood Siding  
Exterior Features Fire Pit, Sport Court  
Lot Description Back Yard, Cul-De-Sac, Flag Lot, Irregular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinkler System, Street Level  
Windows Bay Window(s), Casement Window(s), Double Pane Windows  
Roof Concrete  
Construction Stucco, Wood Siding  
Foundation Slab

## Interior

Interior Vinyl  
Interior Features Walk-In Closet(s), Balcony, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Jack and Jill Bath, Loft, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Pantry  
Appliances Double Oven, Dishwasher, Gas Cooktop, Refrigerator, Built-In Range, Gas Range, Hot Water Circulator, Water To Refrigerator  
Heating Forced Air, ENERGY STAR Qualified Equipment, Fireplace(s), Zoned  
Cooling See Remarks, Zoned

Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	81
Short Sale	N
RE / Bank Owned	N

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