

MLS® #OC25026331

\$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 conjoning 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

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|----------------|-----------------------------|
| 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

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|---------|-----------------|
| 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

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|-------------------|---|
| 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

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|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Marblehead |
| Middle | Shorecliff |
| High | San Clemente |

Additional Information

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

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