

\$2,595,000 - 228 La Esperanza, San Clemente

MLS® #OC25035140

\$2,595,000

4 Bedroom, 3.00 Bathroom, 2,306 sqft
Residential on 0 Acres

Central, San Clemente,

Recently renovated throughout with no intention of ever selling, this home is dialed-in at a level rare to come by. Situated in the hills right above downtown, this exceptional location captures ocean views while offering expansive outdoor spaces. A crisp mid-century elevation enhanced by mature palms, ascending clerestory windows, floating top-cast concrete steps, & a beautiful clear-cedar entry door. The front elevation is garnished by new low-maintenance landscaping & old-growth palms. A clean & crisp Scandinavian-inspired interior with abundant natural light draws you inside. Inside, peek ocean horizon views add to the family room warmed by the newly limewash-plastered fireplace. Finished in Oak-like LVP flooring, the family room flows into the dining & kitchen creating one large, open living space. All brand new & hardly-used, the impressive kitchen is newly-finished with Taj Mahal stone counters, quiet cabinetry, brand-new stainless appliances, & polished nickel faucet. The bonus room (potential kids play room or 5th bed) is just off the powder & completes the lower level. Relaxing interiors flow seamlessly into a massive backyard. AI fresco dining & lounging adds to an expansive grassy yard, rare to come by & so desirable. A very aesthetic & newly-rebuilt staircase anchors the home leading to 4 generous bedrooms. 3 guest bedrooms (1 ensuite w/ direct Dana headlands view) access the most luxurious



guest bathroom. An operable skylight tempers the second floor. The primary suite features walls of glass framing crisp ocean horizon, sunsets, & Catalina Island views. An all-new, spa-like bath features a curbless shower with dual heads, dual sinks, aesthetic finishes, & high-end polished-nickel fixtures. The walk-in closet offers clever clothing organizers. NEW Improvements: 7.447KW solar w/ 2.0 net metering & 25-yr warranty, 125A panel, cooling-shingle roof 2023 w/ Velux skylight, ducting, dual-zone A/C, fully re-piped & re-wired, all lighting, all flooring, base & casing, doors & hardware, entry door, all bathrooms, kitchen, stairwell, entry stairs, landscaping & irrigation, fencing, dog-washing station & stackable laundry. An amazing opportunity combining several major values: significantly renovated top-to-bottom, major space inside/out, major ocean & coastline views, no power lines, extremely quiet yet easily walkable to downtown restaurants & cafes, bikable to world-class surf at Trestles, nearby 2.5 mile beach trail, SC Pier & sandy beaches.

Built in 1963

Essential Information

MLS® #	OC25035140
Price	\$2,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,306
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Mid-Century Modern, Modern

Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	228 La Esperanza
Area	SC - San Clemente Central
Subdivision	Central
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Electricity Connected, Cable Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Concrete, Door-Single, Driveway, Garage, Direct Access, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Private, Side By Side
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Direct Access, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Private, Side By Side
View	Neighborhood, Catalina, City Lights, Coastline, Hills, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Glass
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Lawn, Landscaped, Level, Yard, Garden, Irregular Lot, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Trees, Walkstreet
Windows	Double Pane Windows, Screens, Custom Covering(s), Insulated Windows, Skylight(s)
Roof	Composition, Shingle, Reflective, See Remarks
Construction	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Glass
Foundation	Raised

Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage,

	Primary Suite, Walk-In Closet(s), All Bedrooms Up, Pantry, Stone Counters
Appliances	Convection Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Dryer, Washer, ENERGY STAR Qualified Appliances, Free-Standing Range, Freezer, Ice Maker, Range Hood, SixBurnerStove, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s), Heat Pump, Electric, High Efficiency, Solar
Cooling	Central Air, Dual, Electric, Heat Pump, High Efficiency, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	February 24th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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