

\$11,999,999 - 3824 Vista Blanca, San Clemente

MLS® #OC25043390

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5 Bedroom, 6.00 Bathroom, 6,907 sqft
Residential on 0 Acres

Cyprus Cove (CW), San Clemente,

Perched on a breathtaking oceanfront bluff in the prestigious guard-gated community of Cyprus Cove, 3824 Vista Blanca is a one-of-a-kind coastal estate. Built in 2002 on 42 deep-set caissons with partial concrete construction, this architectural masterpiece offers unparalleled stability and longevity on the bluff. Spanning nearly 7,000 sq. ft. of exquisitely designed living space on a 13,068 sq. ft. homesite with 70 feet of prime ocean frontage, this residence is a true trophy on the Pacific. Luxury amenities abound, including private beach access, a state-of-the-art theater, a temperature-controlled wine cellar, and uninterrupted panoramic views stretching from Dana Point to San Diego. Offered at \$12.9 million, this estate presents an extraordinary value at just over \$1,800 per square foot—a remarkable opportunity compared to Newport Beach’s oceanfront properties averaging nearly \$3,000 per square foot and Los Angeles County’s ultra-exclusive coastal homes exceeding \$4,500 per square foot. Ideally positioned between San Diego and Los Angeles International Airports, with convenient access to John Wayne Airport and Carlsbad’s private aviation facilities, this exceptional residence offers effortless accessibility for discerning buyers seeking an iconic California retreat. **There will be no scheduled open houses for this property. Private tours for qualified buyers only. The seller is offering owner financing at a competitive 5% interest



rate for qualified buyers.**

Built in 2002

Essential Information

MLS® #	OC25043390
Price	\$11,999,999
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,907
Acres	0.30
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Bree Hughes
Listing Office	Compass

Community Information

Address	3824 Vista Blanca
Area	SW - San Clemente Southwest
Subdivision	Cyprus Cove (CW)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Pool, Clubhouse, Controlled Access, Guard, Recreation Room, Security, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Direct Access, Door-Multi, Door-Single, Garage, On Street
# of Garages	3
Garages	Direct Access, Door-Multi, Door-Single, Garage, On Street

View	Bluff, Catalina, City Lights, Coastline, Neighborhood, Ocean
Waterfront	Ocean Front
Has Pool	Yes
Pool	Association, In Ground, Private
Security	Carbon Monoxide Detector(s), Gated with Attendant, Security System, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Drywall, Glass, Stucco
Exterior Features	Awning(s), Fire Pit, Lighting
Lot Description	Bluff, Street Level
Roof	Spanish Tile
Construction	Drywall, Glass, Stucco
Foundation	Slab

Interior

Interior	Wood, Carpet, Stone
Interior Features	Walk-In Closet(s), Balcony, Built-in Features, Ceiling Fan(s), Entrance Foyer, Granite Counters, High Ceilings, Main Level Primary, Pantry, Primary Suite, Recessed Lighting, Wine Cellar, Wired for Sound
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Double Oven, Range Hood, SixBurnerStove, Tankless Water Heater
Heating	Fireplace(s), Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room, Living Room, Bonus Room, Gas Starter, Multi-Sided, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	February 28th, 2025
Days on Market	201
Short Sale	N

RE / Bank Owned N

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