

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

MLS® #OC25043390

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## \$11,999,999

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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