

\$1,795,000 - 906 Via De Angeles, San Clemente

MLS® #OC25048702

\$1,795,000

3 Bedroom, 3.00 Bathroom, 2,100 sqft
Residential on 0 Acres

Bella Vista (BEL), San Clemente,

Ocean views and a spacious two-story floorplan are destined to enhance your lifestyle at this open-concept home on a quiet cul-de-sac street in Rancho San Clementeâ€™s beautiful Bella Vista neighborhood. Embraced by a large elevated homesite of approximately 7,500 square feet on a single-loaded street, the inviting turnkey residence presents scenic views of the Pacific Ocean and rolling hills by day, and twinkling city lights after sunset. In the front, timeless Mediterranean architecture joins graceful palm trees of all sizes, custom hardscaping and a welcoming entry to create a memorable first impression. Out back, ocean views complement a sunny stone patio with built-in barbecue island, creating the perfect spot for enjoying Southern Californiaâ€™s renowned weather. Three bedrooms and two-and-one-half baths are featured in approximately 2,100 square feet of stylish living space that includes a dramatic double-height foyer, a living room opening to the backyard via French doors, and a dining room with bay window and mirrored accent wall. A fireplace warms the family room, which flows seamlessly to a bright kitchen with garden window, white cabinetry with glass uppers, a breakfast bar, pantry, tray ceiling with crown molding, and KitchenAid appliances. For the ultimate convenience, the grand primary suite is located on the first floor and boasts French doors opening to the backyard, one traditional and one walk-in



closet, and an elegant bath with skylight, soaking tub, separate shower and two sinks. Upstairs, the third bedroom displays an open-beam ceiling and a wall of custom built-ins, creating a fabulous bonus room space. Bathed in natural light, the move-in-ready home showcases vaulted ceilings, tile and wood flooring, plantation shutters, mirrored wardrobe doors, an interior laundry room and an attached two-car garage. Close to Rancho San Clemente Park, Bella Vista is convenient to excellent schools, San Clemente's beaches and pier, and the popular restaurants, stores and theaters at Outlets at San Clemente.

Built in 1987

Essential Information

MLS® #	OC25048702
Price	\$1,795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.17
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

Community Information

Address	906 Via De Angeles
Area	RS - Rancho San Clemente
Subdivision	Bella Vista (BEL)
City	San Clemente

County	Orange
Zip Code	92672

Amenities

Amenities	Maintenance Grounds
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Garage, Concrete, Direct Access, Door-Single, Driveway Level, Garage Faces Front, On Site, Private, Storage
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access, Door-Single, Driveway Level, Garage Faces Front, On Site, Private, Storage
View	Neighborhood, City Lights, Hills, Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Sprinkler System, Street Level, Drip Irrigation/Bubblers, Landscaped, Lawn, Walkstreet, Yard
Windows	Bay Window(s), Blinds, Double Pane Windows, Plantation Shutters, Screens, Skylight(s)
Roof	Spanish Tile

Interior

Interior	Tile, Wood
Interior Features	Bedroom on Main Level, Main Level Primary, Built-in Features, Coffered Ceiling(s), High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Tile Counters, Two Story Ceilings
Appliances	Dishwasher, Disposal, Convection Oven, Electric Cooktop, Electric Oven, Microwave, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	March 7th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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