

\$3,600,000 - 805 Avenida Salvador, San Clemente

MLS® #OC25058144

\$3,600,000

4 Bedroom, 4.00 Bathroom, 4,021 sqft
Residential on 0 Acres

/, San Clemente,

Commanding one of the highest vantage points in San Clemente, this custom Cape Cod estate blends East Coast elegance with West Coast ease. Designed to embrace its breathtaking surroundings, the home captures uninterrupted 270-degree views from Point Loma to the Dana Point Headlands, with Catalina Island and golden sunsets on full display. At the rear, rolling canyons and hillside vistas offer privacy and serenity. Spanning approximately 4,021 square feet across three meticulously crafted levels, the residence showcases custom millwork, wainscoting, and tongue-and-groove ceilings. Four bedrooms and three-and-a-half baths are thoughtfully arranged, including a main-level ensuite with direct backyard access. Below, a temperature-controlled wine cellar, a versatile drop zone, and a three-car garage with an epoxy floor and turn-in driveway balance luxury with functionality. A classic Dutch door introduces sunlit interiors where a fireplace-warmed living room, crowned by vaulted ceilings and custom built-ins, opens effortlessly to the front patio and backyard. A window seat in the formal dining room frames ocean views, while a spacious bonus room—ideal as an office or additional bedroom—connects to an expansive deck with endless coastal vistas. At the heart of the home, the chef's kitchen features a split-level island, Carrara marble countertops, full-tile backsplash, and white Shaker cabinetry extending to the ceiling. A butler's pantry



with an under-cabinet beverage refrigerator and walk-in pantry adds charm and utility, while premier Viking and Sub-Zero appliances, including a six-burner double-oven range with grill, ensure top-tier performance. Upstairs, a generously sized ocean-view bonus room with a private deck offers a peaceful retreat. Two secondary bedrooms share a well-appointed bath, while the primary suite is a sanctuary with serene canyon and ocean views, a private covered balcony, and a walk-in closet. Its spa-like bath is a true escape, featuring Carrara marble countertops, dual vanities, a steam shower, and sweeping panoramic ocean views. Set on a 14,190-square-foot lot, the backyard is a private oasis with a built-in BBQ bar, sun and shade patios, paver pathways, and a spacious lawn offering ample room for a future pool, spa, or ADU. Located moments from San Clemente's historic downtown, iconic pier, and pristine beaches, this extraordinary home is a celebration of architectural craftsmanship and coastal luxury.

Built in 1974

Essential Information

MLS® #	OC25058144
Price	\$3,600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,021
Acres	0.33
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed

Listing Agent Doug Echelberger
Listing Office Inhabit Real Estate

Community Information

Address 805 Avenida Salvador
Area SC - San Clemente Central
Subdivision /
City San Clemente
County Orange
Zip Code 92672

Amenities

Amenities Other
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces 7
Parking Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side, Garage Faces Side, On Site
of Garages 3
Garages Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Private, Side By Side, Garage Faces Side, On Site
View Hills, Neighborhood, Panoramic, Canyon, Catalina, City Lights, Coastline, Ocean, Water
Pool None
Security Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Shingle Siding, Stone
Exterior Features Lighting, Rain Gutters, Barbecue, Fire Pit
Lot Description Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Yard, Rectangular Lot, Sprinklers On Side, Sprinklers Timer, Walkstreet
Windows Double Pane Windows, Screens, Plantation Shutters
Roof Composition
Construction Shingle Siding, Stone

Interior

Interior Carpet, Tile, Wood, Stone
Interior Features Breakfast Bar, Balcony, Cathedral Ceiling(s), Separate/Formal Dining Room,

Appliances	High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Paneling/Wainscoting, Stone Counters, Wine Cellar SixBurnerStove, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Built-In Range, Electric Oven, Freezer, High Efficiency Water Heater, Tankless Water Heater, Water Purifier
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Gas, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	March 21st, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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