

# \$3,395,000 - 103 Via Pamplona, San Clemente

MLS® #OC25058173

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**\$3,395,000**

4 Bedroom, 5.00 Bathroom, 3,669 sqft

Residential on 0 Acres

Sea Summit, San Clemente,

Perched in the sought-after Sapphire enclave of Sea Summit, this fully remodeled 2022 residence blends timeless coastal elegance with modern design. Thoughtfully curated with a contemporary, clean aesthetic, the open-concept floorplan flows effortlessly—perfect for entertaining and everyday living. A custom staircase with sleek railings sets a sophisticated tone the moment you enter. Wide-plank French oak floors span the entire home, creating warmth and cohesion. The great room features a linear stacked-stone fireplace, integrated Sonos sound system, and walls of glass that slide open to reveal a private outdoor haven. The resort-style backyard is a standout, designed for both intimate gatherings and large-scale entertaining. A spa with waterfall, built-in 65" Sunbrite TV, and Sonance speakers set the scene, while a covered lounge, built-in fire pit with wraparound seating, and outdoor kitchen with Turbo grill invite connection and relaxation. The landscaping, lighting, and privacy make this space truly special. Inside, the chef's kitchen impresses with quartz countertops, a full subway-tile backsplash, oversized island, Sub-Zero fridge, Wolf range, butler's pantry, and a massive walk-in pantry. The formal dining area includes dual 150-bottle wine fridges and pocket doors that open wide to the backyard for seamless indoor-outdoor entertaining. Upstairs, the primary suite offers two Juliet balconies, dual walk-in closets, and a spa-like bath with



porcelain-slab walls, soaking tub, and a multi-head rainfall shower with inlaid stone. Secondary bedrooms are filled with natural light—both with peek-a-boo ocean views from a private balcony. The main-level guest suite features a designer shower that evokes the serenity of the sea. A rare three-car garage offers ample storage—a prized feature this close to the beach. Residents of Sea Summit enjoy miles of coastal trails, scenic parks, and a private clubhouse with a pool, gym, and event spaces. Enjoy effortless access to dining, shopping, and the coast—this is refined coastal living at its most seamless.

Built in 2016

## Essential Information

MLS® #	OC25058173
Price	\$3,395,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,669
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

## Community Information

Address	103 Via Pamplona
Area	SC - San Clemente Central
Subdivision	Sea Summit
City	San Clemente
County	Orange

Zip Code 92672

## Amenities

Amenities Barbecue, Clubhouse, Fire Pit, Fitness Center, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Sauna, Security, Spa/Hot Tub, Trail(s)

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected

Parking Spaces 5

Parking Driveway, Garage Faces Front, Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, On Site, Private, Storage

# of Garages 3

Garages Driveway, Garage Faces Front, Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, On Site, Private, Storage

View Neighborhood, City Lights, Peek-A-Boo

Waterfront Ocean Side Of Freeway

Has Pool Yes

Pool Association

Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Prewired

## Exterior

Exterior Stucco, Drywall

Exterior Features Barbecue, Fire Pit, Lighting, Rain Gutters

Lot Description Front Yard, Landscaped, Sprinkler System, Yard, Back Yard, Level, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Street Level, Walkstreet

Windows Plantation Shutters, Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Screens

Roof Spanish Tile

Construction Stucco, Drywall

Foundation Slab

## Interior

Interior Tile, Wood

Interior Features Balcony, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Paneling/Wainscoting, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Two Story Ceilings, Walk-In Closet(s), Walk-In Pantry, Wired for Sound

Appliances	Barbecue, Built-In Range, Convection Oven, Dishwasher, Disposal, Double Oven, Electric Oven, ENERGY STAR Qualified Water Heater, Freezer, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, SixBurnerStove, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	49
Short Sale	N
RE / Bank Owned	N

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