

\$1,895,000 - 319 Calle Villario, San Clemente

MLS® #OC25088577

\$1,895,000

3 Bedroom, 2.00 Bathroom, 1,969 sqft
Residential on 0 Acres

Broadmoor (BM), San Clemente,

Well-positioned in the sought-after Broadmoor enclave and perched on an ocean-view terrace high on the hillside, this beyond-desirable home is sure to intrigue those in pursuit of a single-level with major views. Offering several values: ranch-style floor plan on one level (3 bedrooms & 2 bathrooms) with high-vaulted ceilings in key rooms (living & primary), centered open atrium, PebbleTec-finished ocean-view pool & spa, ideal positioning on a quiet single-loaded side street, underground power supply, and truly amazing ocean views higher on the hill, this property really hits on all cylinders. Views of a crisp ocean horizon can be seen from nearly all major rooms inside spanning the Dana Point Headlands and framing amazing sunsets that melt into the horizon with full Catalina Island views between. A grassy yard with beautiful mature trees welcomes you to a gated entry featuring a rare old-growth Banyan tree and covered entry patio. Soaring vaulted ceilings draws you inside. The ocean-view living and dining room encased by large-scale picture windows showcases the stunning views beyond, all warmed by a central fireplace. French doors access the centered ocean-view atrium with gardening area and patio for outdoor lounging or dining. Slider doors access the two guest bedrooms and the ocean-view family room just off the kitchen. The kitchen and family room share one open space that flows out to the rear patio. A large primary suite features nearly 2-story ceilings



with soaring gable windows filled with greenery. Occupying a large 10,850 SF lot, this property offers tremendous outdoor space, off-street parking, and a 2-car garage. Central to all that Dana Point & San Clemente have to offer: new restaurants, great schools, trail systems, world-class surf, oceanfront beach trail / bike path, shopping at nearby Trader Joes & Sprouts, the nearby Outlet mall, San Clemente Pier, amazing beach access along the whole stretch of coast, and the forthcoming remodel underway at the DP Harbor. First time on the market in nearly 30 years for a reason, this home has been loved and enjoyed by its owners. Truly an opportunity to be someone's next forever home.

Built in 1976

Essential Information

MLS® #	OC25088577
Price	\$1,895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,969
Acres	0.25
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	319 Calle Villario
Area	SC - San Clemente Central
Subdivision	Broadmoor (BM)
City	San Clemente

County Orange
Zip Code 92672

Amenities

Amenities Maintenance Grounds
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces 4
Parking Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, One Space, Side By Side, Driveway Up Slope From Street, Off Street, Private
of Garages 2
Garages Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, One Space, Side By Side, Driveway Up Slope From Street, Off Street, Private
View City Lights, Neighborhood, Catalina, Coastline, Harbor, Hills, Ocean, Panoramic, Valley
Has Pool Yes
Pool In Ground, Private, Pebble
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Wood Siding, Concrete, Stone, Stucco
Exterior Features Awning(s), Lighting, Rain Gutters
Lot Description ZeroToOneUnitAcre, Front Yard, Street Level, Yard, Garden, Landscaped, Lawn, Near Park, Rectangular Lot, Trees, Zero Lot Line
Windows Blinds, Screens, Shutters
Roof Flat, Mixed, Tar/Gravel, Tile
Construction Wood Siding, Concrete, Stone, Stucco
Foundation Slab

Interior

Interior Tile, Laminate
Interior Features Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite, Atrium, Built-in Features, Eat-in Kitchen, Galley Kitchen, Storage, Tile Counters
Appliances Dishwasher, Electric Cooktop, Microwave, Water Heater, Double Oven
Heating Forced Air, Natural Gas, Fireplace(s)
Cooling None
Fireplace Yes
Fireplaces Living Room, Gas, Masonry, Raised Hearth, Wood Burning

# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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