

# **\$2,895,000 - 820 Calle Mendoza, San Clemente**

MLS® #OC25103530

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## **\$2,895,000**

4 Bedroom, 3.00 Bathroom, 2,363 sqft

Residential on 0 Acres

Hillcrest (HC), San Clemente,

Hidden away at the end of a quiet cul-de-sac, this extensively rebuilt single-level home is exceptional. Featuring panoramic views of rolling hillsides, Saddleback mountain in the distance, a crisp ocean horizon, Dana Headlands, vibrant year-round sunsets, & Catalina island, all from nearly every major room. Taken down to the studs & reinvented, the home delivers major outdoor space on an oversized lot teamed with all-new (never lived in) coastal-modern finishes. Surrounded by nature, this is an extremely serene location. A custom-gated entry leads to a substantial white oak pivot door with ribbed-glass side lites. Inside, vaulted ceilings & gallery-like walls are anchored by brand new wide-plank white oak flooring. The great room features an 85" linear fireplace. A massive window wall opens to outdoor living & surreal pano views. The chef's kitchen pairs white oak custom cabinetry with quartz counters, a waterfall island, & true "picture windows" revealing views beyond. Brand-new appliances: large Viking range, Frigidaire double unit, wine fridge, & built-in microwave. The primary suite opens to the backyard with floor-to-ceiling sliders framing Dana Headlands below. A spa-like bath features dual sinks, soaking tub, reeded-glass windows, & walk-in shower with dual heads. Two guest baths continue the theme: elevated materials & stylish design. Three generous guest bedrooms - one, a perfect home office with large window walls to the rear yard. A central



laundry room with ample white oak storage accommodates a stackable. Spacious outdoor wraparound yard offers multiple zones to lounge, dine, & entertain with an in-line gas fire pit, new turf, & futured ADU hook-ups. Rare 36â€™™ RV parking behind custom-built steel gates. All new: plumbing, 200 amp panel, wiring, lighting, windows, doors, insulation everywhere, HVAC, smooth drywall, fire sprinklers, flooring, tankless, bathrooms, kitchen, cabinetry, garage, hard/softscaping, turf, steel fencing, smooth stucco, 40-year Presidential shingle roof, gutters, solar/back-up battery, all fixtures & appliances. Effectively a brand-new home & rare blend well-appointed design, panoramic coastal views, tranquility, privacy & serenity, all on an intimate cul-de-sac. Close to restaurants & cafes, bikeable to world-class surf at Trestles, and near the 2.5-mile beach trail, SC Pier & sandy beaches. This is truly an incredible home, sure to impress anyone who experiences it.

Built in 1963

**Essential Information**

MLS® #	OC25103530
Price	\$2,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,363
Acres	0.30
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Custom, Ranch
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

## Community Information

Address	820 Calle Mendoza
Area	SC - San Clemente Central
Subdivision	Hillcrest (HC)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected, Phone Available
Parking Spaces	9
Parking	Driveway, Garage, Garage Door Opener, Gated, Uncovered, Concrete, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Off Street, Oversized, Private, RV Access/Parking, RV Gated, RV Potential, Side By Side, Tandem
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Gated, Uncovered, Concrete, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Off Street, Oversized, Private, RV Access/Parking, RV Gated, RV Potential, Side By Side, Tandem
View	Mountain(s), Canyon, Catalina, City Lights, Hills, Ocean, Panoramic, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Rated Drywall, Fire Sprinkler System

## Exterior

Exterior	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Glass, Steel
Exterior Features	Fire Pit, Lighting, Rain Gutters
Lot Description	Back Yard, Landscaped, Sprinkler System, Cul-De-Sac, Front Yard, Irregular Lot, Ranch, Rolling Slope, Sprinklers Timer, Street Level, Trees, Walkstreet, Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens
Roof	Composition
Construction	Concrete, Stucco, Drywall, Ducts Professionally Air-Sealed, Glass, Steel
Foundation	Slab, Tie Down

## Interior

Interior	Tile, Wood
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Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, All Bedrooms Down, Built-in Features, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Pull Down Attic Stairs, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water To Refrigerator, Built-In Range, Convection Oven, Double Oven, Freezer, Gas Oven, High Efficiency Water Heater, Ice Maker, Range Hood, SixBurnerStove, Tankless Water Heater
Heating	Central, Forced Air, ENERGY STAR Qualified Equipment, Natural Gas
Cooling	Central Air, Dual, ENERGY STAR Qualified Equipment, Gas, High Efficiency
Fireplace	Yes
Fireplaces	Electric, Gas, Gas Starter, Great Room, Masonry, Outside, Raised Hearth, See Remarks
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	75
Short Sale	N
RE / Bank Owned	N

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