

# **\$6,250,000 - 504 Avenida De La Riviera, San Clemente**

MLS® #OC25108421

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## **\$6,250,000**

3 Bedroom, 2.00 Bathroom, 2,643 sqft  
Residential on 0 Acres

Riviera District (RD), San Clemente,

First time on the market! Tucked away on a small private culdesac in the prestigious and highly sought-after Riviera District, this single-level Spanish-style home offers breathtaking ocean views and an exceptional coastal lifestyle. Featuring 3 bedrooms, 2 bathrooms, and approx 2,643 sf of living space, the home is situated on one of the premier elevated lots in the community—perched perfectly to capture sweeping, unobstructed views of the Pacific. A charming front gated courtyard welcomes you into a residence filled with character and timeless style. The kitchen is a chef's delight w/stainless steel appliances, granite counters, light-toned cabinetry, center island, walk-in pantry, and a cozy breakfast nook with stunning ocean views. The formal dining room flows into a spacious living area, both anchored by a dramatic two-sided fireplace & elegant stone wall feature. Full-length windows frame panoramic ocean vistas, while wood-beamed ceilings add architectural charm. The primary suite is a true retreat w/large windows & sliding door opening to the deck, offering captivating ocean views and abundant natural light. A skylight adds even more sunshine, while dual closets, a makeup vanity w/large mirror, dual sinks w/granite countertops, and a walk-in shower complete the space. The secondary bedrooms are generously sized, offering flexibility for guests, home office, or additional living space. The back bedroom features vaulted wood ceilings



with exposed beams, a decorative fireplace, and a unique oval windowâ€”making it an ideal bedroom or bonus room. Additional features include an attached two-car garage w/epoxy flooring & built-in storage, a mud room w/sink, plantation shutters throughout, ceiling fans, recessed lighting, and multiple skylights that flood the home with light. The expansive multi-tiered deck wraps around the entire back of the home and is one of the best vantage points in the community. With multiple levels designed for both entertaining and relaxing, it offers an unmatched setting to enjoy coastal sunsets, ocean breezes, and sweeping views stretching across the Pacific. Located in one of San Clementeâ€™s most exclusive enclaves, the Riviera District is beloved for its direct beach access, proximity to the scenic San Clemente Beach Trail, and its quiet, family-friendly streets. San Clemente itself is known for its world-famous beaches, historic charm, and vibrant Avenida Del Marâ€”lined with boutique shops, cafÃ©s, and restaurants.

Built in 1972

**Essential Information**

MLS® #	OC25108421
Price	\$6,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,643
Acres	0.31
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Chris Walker
Listing Office	Coldwell Banker Realty

## Community Information

Address	504 Avenida De La Riviera
Area	SW - San Clemente Southwest
Subdivision	Riviera District (RD)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Covered, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, On Street, Private
# of Garages	2
Garages	Covered, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, On Street, Private
View	Coastline, Ocean, Panoramic, Water
Waterfront	Across the Road from Lake/Ocean, Beach Access, Ocean Access, Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior	Concrete, Drywall, Glass, Stucco
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Sprinklers Timer, Sprinkler System
Windows	Plantation Shutters
Roof	Concrete, Tile
Construction	Concrete, Drywall, Glass, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Deck Attached, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room
Appliances	Electric Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	Central, Fireplace(s)
Cooling	None

Fireplace	Yes
Fireplaces	Bonus Room, Decorative, Gas, Living Room, Multi-Sided, See Through, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

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