

\$4,950,000 - 213 Avenida Princesa, San Clemente

MLS® #OC25108875

\$4,950,000

4 Bedroom, 5.00 Bathroom, 3,901 sqft
Residential on 0 Acres

Southwest, San Clemente,

Experience exceptional design, unparalleled quality, and an enviable lifestyle in this custom-built residence by Casa Arte Group, ideally situated in Southwest San Clemente's coveted Lasuen neighborhood. Thoughtfully designed for seamless indoor-outdoor living, this architectural gem pairs refined coastal luxury with meticulous craftsmanship and cutting-edge technology—creating one of the finest newer homes available. Enjoy effortless access to the beach trail, San Clemente Pier, and Avenida Del Mar. Whether you surf, golf, or unwind by the sea, this home offers a permanent staycation mindset. After a sun-soaked day, relax in the year-round hot tub or gather on the expansive rooftop deck with stunning ocean and sunset views, plumbed for a grill and outdoor kitchen. Spanning approximately 3,901 square feet across two stories with a third-level rooftop deck, the home features 4 bedrooms, 4.5 bathrooms, and an open layout enhanced by 9' ceilings and Warren Christopher wide-plank wood flooring. The exterior is finished in smooth Santa Barbara stucco with a standing seam aluminum roof and professionally landscaped grounds. The vaulted, covered outdoor patio includes a fireplace, grill, refrigerator, hot tub, and outdoor shower. Inside, the kitchen showcases all Rift Oak European-style cabinetry, quartzite countertops, and an exceptional suite of Miele appliances—highlighted by an 8-burner



cooktop, 3 ovens, and dual Sub-Zero refrigerator and freezer. A walk-in pantry connects to a full prep kitchen. The main floor includes a guest bedroom and full bath, while upstairs, the ocean-view primary suite offers a private balcony, fireplace, and custom walk-in oak closet. The spa-like primary bath features dual sinks, custom tile, a 72" freestanding soaking tub, and a rain shower with frameless glass enclosure. Two additional en-suite bedrooms upstairs feature custom oak closets and designer tile work, while a dedicated office with built-in cabinetry adds flexibility. Additional features include a Sonos audio system, Apple in-wall controller, Ring doorbell, solar, LifeSource water filtration, 2 EV charging stations, and smart garage openers"making this a turnkey opportunity for elevated, modern California living.

Built in 2022

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25108875 |
| Price | \$4,950,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 3,901 |
| Acres | 0.13 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Modern, Custom |
| Status | Closed |
| Listing Agent | Jill Mitzev |
| Listing Office | Inhabit Collective |

Community Information

| | |
|-------------|-----------------------------|
| Address | 213 Avenida Princesa |
| Area | SW - San Clemente Southwest |
| Subdivision | Southwest |
| City | San Clemente |
| County | Orange |
| Zip Code | 92672 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available |
| Parking Spaces | 4 |
| Parking | Direct Access, Driveway, Garage, Concrete, Door-Multi, Driveway Level, Garage Door Opener, Side By Side |
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage, Concrete, Door-Multi, Driveway Level, Garage Door Opener, Side By Side |
| View | City Lights, Neighborhood, Catalina, Ocean, Panoramic |
| Waterfront | Ocean Side Of Freeway, Ocean Side Of Highway |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Prewired, Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior Features | Barbecue, Lighting, Rain Gutters |
| Lot Description | Back Yard, Front Yard, Drip Irrigation/Bubblers, Landscaped, Lawn, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Street Level, Yard |
| Windows | Double Pane Windows |
| Roof | Metal |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Tile, Wood |
| Interior Features | Primary Suite, Walk-In Closet(s), Balcony, Bar, Bedroom on Main Level, Built-in Features, Dressing Area, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Smart Home, Walk-In Pantry, Wet Bar, Wired for Data, Wired for Sound, Wood Product Walls |
| Appliances | Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Convection Oven, Double Oven, Electric Oven, Electric Range, ENERGY |

| | |
|--------------|--|
| | STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Freezer, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan |
| Heating | Central, Forced Air, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), High Efficiency, Natural Gas |
| Cooling | Central Air, Dual, Electric, ENERGY STAR Qualified Equipment, High Efficiency |
| Fireplace | Yes |
| Fireplaces | Living Room, Primary Bedroom, Decorative, Gas |
| # of Stories | 2 |
| Stories | Two |

School Information

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|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Concordia |
| Middle | Shorecliff |
| High | San Clemente |

Additional Information

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|-----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 14 |
| Short Sale | N |
| RE / Bank Owned | N |

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