

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

MLS® #OC25108875

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## \$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 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**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

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

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