

\$2,995,000 - 230 Esplanade, San Clemente

MLS® #OC25113040

\$2,995,000

4 Bedroom, 2.00 Bathroom, 2,322 sqft
Residential on 0 Acres

T-Street, San Clemente,

A few-minute walk to locals's favorite T-Street beach just below, this dreamy eastern-seaboard-inspired abode is calling. From the moment you arrive, a picket-fenced yard and brick entry lead you to the most charming single level home. Inside, rustic details draw you in with a dual-sided brick fireplace, shiplap walls, a large-scale French-mullioned picture window looking out to the covered stoop beyond - the perfect place for morning coffees. The galley kitchen opens to a rustic informal bar area, and the formal dining all in one communal open area. Chef's appliances, marble counters, and glossy lacquered cabinetry detail the coastal kitchen. Beachy hardwood floors run throughout uniting each intimate space. The formal dining room exudes charm with French Doors, and glossy beamed ceilings. A cozy TV den and home office follow the dining room and lead to the rear wing with a guest bedroom, primary bedroom, coastal-inspired bathroom, & craft/laundry room. Two more guest bedrooms share an amazing guest bathroom at the front wing. The private grounds in the back are truly something special with a romance about it hard to find in this area. French doors lead to an eastern-seaboard veranda runs nearly the full length of the home garnished by the most beautiful garden. Fireside dining under the rustic pergola flows effortlessly to an amazing (also covered) built-in BBQ and concrete bar top detailed in coastal brick. A turf yard



(perfect for pups) leads to she-shed storage & a hidden covered potting area. This beachy abode features so much coastal character & style, artistically-finished in every way. Rustic finishes, light fixtures, landscaping, color/sheen selection, and the clever use of every space on this property is something special. A premiere location in southwest with sandy beaches and year-round surf nearby at T-Street, walkability here is ideal into downtown and everything the surrounding area has to offer. If you're seeking a laidback, beachy lifestyle walkable to amazing beaches, fine dining, the 2.5 mile beach trail, world class surfing likable to Trestles, and great community, this is an incredible opportunity!

Built in 1950

Essential Information

MLS® #	OC25113040
Price	\$2,995,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,322
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Cottage, Custom
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	230 Esplanade
Area	SW - San Clemente Southwest
Subdivision	T-Street

City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces 2
Parking Driveway, One Space, Driveway Level, Off Street, Private, Tandem, Uncovered
Garages Driveway, One Space, Driveway Level, Off Street, Private, Tandem, Uncovered
View Neighborhood
Waterfront Ocean Side Of Freeway, Ocean Side Of Highway
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Drywall, Glass, Stucco, Brick, Concrete, Wood Siding
Exterior Features Barbecue, Lighting, Rain Gutters
Lot Description ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Near Park, Sprinkler System, Street Level, Garden, Gentle Sloping, Rectangular Lot, Trees, Walkstreet
Windows Shutters, Drapes, French/Mullioned, Garden Window(s), Screens
Roof Composition, Flat, Mixed, Rolled/Hot Mop
Construction Drywall, Glass, Stucco, Brick, Concrete, Wood Siding
Foundation Slab

Interior

Interior Tile, Wood, Stone
Interior Features Built-in Features, Crown Molding, Separate/Formal Dining Room, Stone Counters, Recessed Lighting, Storage, All Bedrooms Down, Beamed Ceilings, Brick Walls, Country Kitchen, Galley Kitchen
Appliances Barbecue, Dishwasher, Freezer, Disposal, Gas Range, Gas Water Heater, Ice Maker, Refrigerator, Range Hood, Water Heater, Free-Standing Range, Gas Cooktop, SixBurnerStove
Heating Fireplace(s)
Cooling None
Fireplace Yes
Fireplaces Gas, Gas Starter, Dining Room, Living Room, Wood Burning

# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	May 23rd, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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