

\$2,650,000 - 1110 Novilunio, San Clemente

MLS® #OC25115653

\$2,650,000

4 Bedroom, 4.00 Bathroom, 3,271 sqft
Residential on 0 Acres

Tocayo Hills (TRH), San Clemente,

Sited on a massive (nearly 1/4 acre) flat lot in Forster Ranch, this is one of the best-kept-secret streets in the entire area. First time on the market since the 80s, this home has been lovingly cared for & enjoyed by its original owners since constructed. Positioned on an elevated point capturing expansive views of the surrounding rolling hills & Saddleback mountain in the distance, the setting here is beyond serene. Completely rebuilt in 2000 to create much larger-scale home with a second story addition, massive pull-through 3-car garage, & an amazing entertainerâ€™s yard, this has been expanded to create a completely custom home. Located on a single-loaded stretch of a cul-de-sac with less than 10 homes and hardly-traveled, this is a very quiet side street. From the moment you arrive, curb appeal is on point, freshly painted with mature palms, tropical landscaping, a wide side-by-side garage & parking, & custom-home appeal. Designed with views in mind, the upper level features a vaulted great room with amazing views out every window. A massive entertainerâ€™s kitchen with custom cabinetry, high-end appliances (Sub-zero, Viking, large wine fridge), & centered bar opens to the main living & dining rooms with several French doors that access a large viewing deck. Off the side, stairs lead to the outdoor areas below. A guest bedroom & newly-updated bathroom complete the upper level. Downstairs, a fire-warmed study with



custom built-ins, ensuite bonus room (gym or office), two guest bedrooms (one is huge with direct Saddleback views), & a massive primary suite with gas fireplace. Dual sinks, private toilet, jetted tub, walk-in shower, & a generous walk-in closet complete the suite. French doors off the primary flow out to the entertainer's dream yard. Featuring several fireside lounging areas (fire pit and fireplace), built-in BBQ bar, putting green, pool, spa, & fountain, this is an incredible backyard all with major privacy & expansive views. Other values: 800 SF pull-through garage with major storage, owned solar, newer A/C units, updated guest bathrooms, mature palms, newly painted, some new carpet - the home is so dialed-in. Central to all that SC, DP, & SJC have to offer: golf courses, new restaurants, great schools, trail systems, world-class surf, beach trails/bike paths in both directions, nearby Trader Joes & Sprouts shopping, SC Pier, & the forthcoming remodel underway at the DP Harbor. Truly an opportunity to be someone's next forever home.

Built in 2000

Essential Information

MLS® #	OC25115653
Price	\$2,650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Square Footage	3,271
Acres	0.24
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Mediterranean
Status	Closed

Listing Agent Christian Wach
Listing Office Talavera Real Estate

Community Information

Address 1110 Novilunio
Area FR - Forster Ranch
Subdivision Tocayo Hills (TRH)
City San Clemente
County Orange
Zip Code 92673

Amenities

Amenities Trail(s)
Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Cable Connected, Underground Utilities
Parking Spaces 6
Parking Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Off Street, One Space, Oversized, Private, Pull-through, Side By Side, Workshop in Garage
of Garages 3
Garages Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Off Street, One Space, Oversized, Private, Pull-through, Side By Side, Workshop in Garage
View Hills, Neighborhood, City Lights, Mountain(s), Panoramic, Valley
Has Pool Yes
Pool In Ground, Heated, Pebble, Private
Security Security System, Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System, Firewall(s)

Exterior

Exterior Stucco, Concrete, Drywall, Glass
Exterior Features Lighting, Rain Gutters, Barbecue
Lot Description ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Cul-De-Sac, Garden, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Near Park, Sloped Up, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Yard
Roof Spanish Tile
Construction Stucco, Concrete, Drywall, Glass
Foundation Slab

Interior

Interior	Carpet, Wood, Stone
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), Crown Molding, In-Law Floorplan, Pantry, See Remarks, Storage, Workshop
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Barbecue, Built-In Range, Freezer, Gas Oven, Ice Maker, SixBurnerStove, Vented Exhaust Fan, Warming Drawer
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Dual, Zoned, Electric, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Primary Bedroom, Great Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	May 27th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 7th, 2026 at 9:15am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.