

\$7,150,000 - 252 Avenida Vista Del Oceano, San Clemente

MLS® #OC25116118

\$7,150,000

5 Bedroom, 4.00 Bathroom, 4,728 sqft
Residential on 0 Acres

Cyprus Cove (CW), San Clemente,

*Sold while processing and input for comp purposes. Sited on an ocean-view terrace with rare whitewater views in the guard-gated enclave of Cyprus Cove, attention to detail and a level of unsurpassed taste has been applied to every aspect of this excellent residence. Strong modern lines clad in organic finishes and garnished by aesthetic landscaping instills a lasting impression. The entry courtyard is a true sanctuary of space; a gathering place for igniting the senses under the heated dining veranda or twilight lounging around the fire pit, all anchored by the calming ambiance of a centered fountain. Behind the stone walls through a commercial-grade pivot door leads to an amazing foyer. Two-story ceilings create a sense of scale and relief drawing you further into the alluring interior. Up the curved staircase (or newly-added elevator), an ocean view spans from the crashing waves at Cottons Point to the Dana Point Headlands, a spectacular view inclusive of Catalina, Nixon's La Casa Pacifica, year-round sunsets, and distant Palos Verdes peninsula. A state-of-the-art kitchen by Bulthaup with the most high-modern amenities available shares space with formal dining and comfortable living. A double-sided fireplace unites the truly greatest room. 9' Fleetwood window walls spill out to the outdoor view deck where surfers can be seen riding waves to the south. New upgrades: elevator, Bulthaup kitchen/Gaggenau appliances, baths, artisan fixtures, Venetian



plaster, owned solar/Tesla batteries (2), decks, fountains (2), spa/equipment, landscaping, wood floors, electronic walnut murphy beds (3). Noteworthy features: thermal-treated ash wood siding, Fleetwood windows/walls, 8â€™™ walnut doors, limestone floors, Lutron automation: sound, shades, security, etc., copper accents, commercial-grade roof, immaculate garage with Sub-Zero, storage, and dual EV charging ports, private outdoor shower cove, electronic shade awning, downstairs ocean-view primary suite plus three bedrooms, two bathrooms, and laundry, one suite upstairs, and too many more notable aspects to list here. An undeniable level of thought, attention to detail and grandeur went into creating this exceptional opportunity. Elevated to another level, this aesthetic compound is a supreme offering, bar none.

Built in 1991

Essential Information

MLS® #	OC25116118
Price	\$7,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Square Footage	4,728
Acres	0.18
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home, Custom, Modern
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	252 Avenida Vista Del Oceano
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Area	SW - San Clemente Southwest
Subdivision	Cyprus Cove (CW)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Management, Pool, Spa/Hot Tub, Barbecue, Clubhouse, Controlled Access, Guard, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pickleball, Picnic Area, Recreation Room, Security, Sport Court, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected, Cable Connected
Parking Spaces	6
Parking	Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener, Off Street, Direct Access, Private, Side By Side
# of Garages	3
Garages	Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Garage Door Opener, Off Street, Direct Access, Private, Side By Side
View	Neighborhood, Panoramic, Trees/Woods, Catalina, Coastline, Ocean, Park/Greenbelt, Rocks
Waterfront	Across the Road from Lake/Ocean, Beach Access, Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, Lap
Security	Prewired, Security System, Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s), Security Lights, Closed Circuit Camera(s), Firewall(s), Gated with Guard, Key Card Entry, Resident Manager, 24 Hour Security

Exterior

Exterior	Concrete, Stone, Stucco, Wood Siding, Drywall, Ducts Professionally Air-Sealed, Glass, Steel
Exterior Features	Rain Gutters, Awning(s), Barbecue, Fire Pit, Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Near Park, Sprinklers Timer, Close to Clubhouse, Gentle Sloping, Level, Rectangular Lot, Sloped Up, Sprinklers On Side, Walkstreet
Windows	Double Pane Windows, Skylight(s), Casement Window(s), Custom

	Covering(s), ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens, Tinted Windows
Roof	Copper, Flat, Membrane
Construction	Concrete, Stone, Stucco, Wood Siding, Drywall, Ducts Professionally Air-Sealed, Glass, Steel
Foundation	Slab

Interior

Interior	Stone, Wood
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Balcony, Cathedral Ceiling(s), Elevator, In-Law Floorplan, Intercom, Partially Furnished, Smart Home, Stone Counters, Two Story Ceilings, Wired for Data, Wired for Sound
Appliances	SixBurnerStove, Built-In Range, Barbecue, Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Convection Oven, ENERGY STAR Qualified Appliances, Hot Water Circulator, Self Cleaning Oven, Water Softener
Heating	Central, Forced Air, Fireplace(s), Natural Gas, Zoned, ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Central Air, Zoned, Dual, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Dining Room, Gas, Living Room, Primary Bedroom, Outside, Free Standing, Gas Starter, Great Room, Multi-Sided, See Through
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	May 23rd, 2025
Short Sale	N
RE / Bank Owned	N

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