

\$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 cladded 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, Nixonâ€™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. 9â€™ 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

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|----------------|----------------------------|
| 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

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|-------------------|---|
| 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 |

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|--------------|--|
| | 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

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|-------------------|--|
| 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

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| District | Capistrano Unified |
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Additional Information

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

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