

# **\$9,875,000 - 35555 Camino Capistrano, San Clemente**

MLS® #OC25127836

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## **\$9,875,000**

4 Bedroom, 5.00 Bathroom, 5,022 sqft  
Residential on 0 Acres

Capistrano Bluffs, San Clemente,

Welcome to one of San Clemente's most incredible bluff-front estates, offering unobstructed ocean views from Dana Point Harbor to Catalina Island and stretching south to Cottons Point. This custom-built masterpiece is the epitome of Southern California coastal living – refined, relaxed, and remarkably private. A private gate leads to a long, elegant driveway revealing an architectural gem where walls of sliding glass effortlessly blur the line between indoor and outdoor living. Inside, a meticulously designed open floorplan unfolds with 4 spacious bedrooms including a main-level guest suite with a full bath and three upstairs ensuite bedrooms. The primary suite is a true retreat with its own private ocean-view patio, dual-sided fireplace, soaking tub, 3-head shower, and a custom walk-in closet that rivals any luxury boutique. The heart of the home is the chef's kitchen featuring a grand center island, top-of-the-line Wolf appliances (6-burner range, three ovens, warming drawer, microwave), an integrated dual oversized refrigerator, walk-in pantry, and sleek finishes throughout. The oceanfront great room flows seamlessly from the kitchen and includes a wet bar with wine refrigerator, a cozy fireplace, and views that take your breath away. Step outside into a true resort-style backyard, perched dramatically atop the highly desired Capistrano bluff. Enjoy a sparkling water feature framed by dual fire pits, a BBQ area, two covered loggias, a large artificial turf area



with putting green, and plenty of seating spaces to soak in the panoramic views. For ultimate leisure and entertainment, ascend to the roof deck with its private jacuzzi and built-in bar ideal for sunset gatherings, star-filled nights, or watching the coastal firework shows on the 4th of July. Additional mentions throughout the home include a home generator, central vacuum system, purified water system, and advanced security and sound systems. The expansive layout also includes a luxurious formal living room, an upstairs bonus room with patio access, a spacious upstairs laundry room, and a 3-car garage (2-car tandem plus single). This estate places you just minutes from the San Clemente Pier, Del Mar Street, Dana Point Harbor, and the vibrant Lantern Districtâ€”offering world-class dining, shopping, and the very best of the coastal lifestyle. This is not just a homeâ€”it's a rare opportunity to own one of the finest oceanfront properties on the Southern California coast.

Built in 2013

## Essential Information

MLS® #	OC25127836
Price	\$9,875,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,022
Acres	0.28
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mitchel Bohi
Listing Office	Compass

## Community Information

Address	35555 Camino Capistrano
Area	SN - San Clemente North
Subdivision	Capistrano Bluffs
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	7
# of Garages	3
View	City Lights, Ocean, Bluff, Catalina, Pier, Water
Has Pool	Yes
Pool	In Ground, Private, Waterfall

## Exterior

Exterior Features	Fire Pit
Lot Description	Sprinklers Timer, ZeroToOneUnitAcre

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Entrance Foyer, Primary Suite
Appliances	Dishwasher, Double Oven, Ice Maker, Microwave, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Bath, Multi-Sided, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	June 2nd, 2025
Days on Market	69
Short Sale	N

RE / Bank Owned    N

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