

\$1,125,000 - 627 Via Presa, San Clemente

MLS® #OC25135902

\$1,125,000

3 Bedroom, 3.00 Bathroom, 2,048 sqft
Residential on 0 Acres

Rancho San Clemente, San Clemente,

Welcome to 627 Via Presa, a beautifully upgraded coastal retreat tucked into the desirable Vilamoura community of Rancho San Clemente. This spacious two-story townhome blends style, comfort, and ocean-close living in one of Southern California's most sought-after beach towns.

From the moment you enter, you'll be greeted by soaring vaulted ceilings, abundant natural light, and a flowing open-concept layout that feels both airy and inviting. The living area offers a cozy fireplace, wood and tile floors, large sliding glass doors that lead to a private patio framed by lush greenery—a peaceful space for morning coffee, or weekend BBQs. Upstairs, you'll find two generously sized bedrooms including a stunning primary suite with high ceilings, a walk-in closet, and a luxurious en-suite bathroom featuring dual sinks, a soaking tub, and separate shower. The home has a permitted loft that has been added that could easily be converted to a 4th bedroom or home office.

Additional highlights include a two-car attached garage with direct access, interior laundry, and plenty of storage. The Vilamoura community offers a resort-style pool and spa with panoramic canyon and ocean views, plus nearby access to hiking trails, Vista Hermosa Sports Park, and the beach just minutes away.



Whether youâ€™re looking for a full-time residence or a weekend escape, 627 Via Presa offers the best of the San Clemente lifestyleâ€”laid-back, coastal, and close to everything that matters. Don't miss this opportunity to own a beautifully maintained home in a prime location. Property being sold as-is.

Built in 1992

Essential Information

MLS® #	OC25135902
Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	James Vanar
Listing Office	Anchor West Properties, Inc.

Community Information

Address	627 Via Presa
Area	SC - San Clemente Central
Subdivision	Rancho San Clemente
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2

# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

Interior

Interior Features	All Bedrooms Up
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 17th, 2025
Days on Market	60
Short Sale	N
RE / Bank Owned	N

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