

# \$2,399,000 - 317 Calle Familia, San Clemente

MLS® #OC25141693

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## \$2,399,000

3 Bedroom, 2.00 Bathroom, 1,969 sqft  
Residential on 0 Acres

Broadmoor (BM), San Clemente,

Nestled in the coastal hills of San Clemente, this beautifully remodeled single-level residence offers refined design, modern upgrades, and panoramic ocean views.

Thoughtfully reimagined with a timeless palette and designer finishes, the home features three bedrooms, two bathrooms, and nearly 2,000 square feet of light-filled living space.

Wide-plank French white oak flooring flows throughout the open-concept layout, while large picture windows and la cantina sliding doors frame lush backyard views of the Pacific ocean. The kitchen is a showcase of contemporary craftsmanship, boasting custom white oak cabinetry, a built-in Miele refrigerator, and expansive countertops of a luxurious honed travertine. Both bathrooms exude sophistication with custom vanities, upscale fixtures, and elegant surfaces—highlighted by the master bath's luxurious Tadelakt plaster finish and spa-inspired shower. Additional upgrades include a recently installed roof, HVAC system with updated ducting, and a full PEX repipe. A custom white oak front door makes a warm and welcoming first impression, while the home's clean lines, natural light, and seamless indoor-outdoor flow create a tranquil coastal retreat. With its ideal location, premium finishes, and ocean views, this is a rare opportunity to own a turnkey sanctuary in one of San Clemente's most desirable neighborhoods.



Built in 1976

**Essential Information**

MLS® #	OC25141693
Price	\$2,399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,969
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gaetano Logrande
Listing Office	Bullock Russell RE Services

**Community Information**

Address	317 Calle Familia
Area	SC - San Clemente Central
Subdivision	Broadmoor (BM)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Maintenance Grounds
Utilities	Electricity Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage
View	Coastline, Harbor, Ocean, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

**Exterior**

Exterior	Asphalt
Lot Description	Sloped Down
Windows	Double Pane Windows, Skylight(s)
Roof	Shingle, Asphalt
Construction	Asphalt

## Interior

Interior	Wood
Interior Features	Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, High Ceilings, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room, Stone Counters
Appliances	Dishwasher, Refrigerator, Electric Cooktop, Electric Oven
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	July 1st, 2025
Days on Market	34
Short Sale	N
RE / Bank Owned	N

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