

# \$1,474,900 - 2805 Via Montecito, San Clemente

MLS® #OC25154009

---

**\$1,474,900**

3 Bedroom, 2.00 Bathroom, 1,685 sqft  
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

**PRICE REDUCED!!!** Welcome to your dream coastal retreat in beautiful San Clemente! This exceptional home offers the best of Southern California living—just moments from the beach and nestled in a community rich with resort-style amenities.

From the moment you enter the expansive private courtyard, you™ll feel a sense of space, privacy, and comfort. After a morning surf or sunset walk, rinse off in the outdoor shower and enjoy the ocean breeze as you relax in your backyard overlooking the lush fairways of the golf course—a truly stunning backdrop.

Located just a short distance from the shoreline, this property offers exclusive access to a beachfront clubhouse, perfect for oceanfront gatherings, casual lounging, or soaking in panoramic coastal views.

The community also features a tennis court and basketball court, giving you even more ways to enjoy the active, outdoor lifestyle that defines San Clemente.

Whether you're seeking a full-time residence or a luxurious coastal getaway, this home offers the perfect blend of relaxation, recreation, and breathtaking natural beauty.



Built in 1964

## Essential Information

MLS® #	OC25154009
Price	\$1,474,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,685
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alexander Yu
Listing Office	First Team Real Estate

### Community Information

Address	2805 Via Montecito
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Amenities	Clubhouse, Sport Court, Barbecue, Picnic Area, Paddle Tennis, Playground, Pickleball
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Golf Course
Pool	None

### Exterior

Lot Description	Front Yard
Windows	Double Pane Windows

### Interior

Interior	Laminate
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Recessed

	Lighting, All Bedrooms Down, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	36
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 7th, 2025 at 6:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.