

# **\$1,795,000 - 235 Via San Andreas, San Clemente**

MLS® #OC25154141

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## **\$1,795,000**

3 Bedroom, 2.00 Bathroom, 1,564 sqft  
Residential on 0 Acres

Shorecliffs (SC), San Clemente,

New to market! Perched on a desirable terraced, single-loaded street in Shorecliffs, this charming single-story beach cottage offers a rare blend of comfort, privacy, and panoramic views. Featuring 3 bedrooms, 2 full bathrooms, and 1,552 sq ft of living space on a 6,660 sq ft lot, this home showcases Catalina ocean views, golf course and canyon vistas, and ocean breezes from its expansive 1,275 sq ft backyard Trex deck.

Thoughtfully updated throughout, highlights include a newly renovated primary bathroom, hardwood floors, new bedroom carpeting, and fresh interior paint. The kitchen boasts vaulted ceilings with skylights, updated stainless appliances, and upgraded dual-pane vinyl windows and sliding doors bring in an abundance of natural light. The home also features copper plumbing (re-piped through attic), PVC sewer lines, an upgraded water heater, and an extensively reinforced foundation with upgraded drainage and hardscaping.

Enjoy indoor-outdoor living with an enclosed entryway, outdoor shower with hot and cold water, ceiling fans in all bedrooms, and an attached two-car garage. Located just a short walk to the private Shorecliffs Beach Club, residents enjoy access to oceanfront pickleball and paddle tennis courts, private event space, basketball court, playground, and private beach access—all for a low HOA.



Centrally located between Dana Point and San Clemente, youâ€™re minutes from world-class surfing, the San Clemente Pier, beach trails, a newly renovated 18-hole golf course and clubhouse, dining, shopping at Trader Joeâ€™s and Sprouts, the Outlets at San Clemente, and the upcoming Dana Point Harbor redevelopment.

**Key Features:**

- \* Single-level living
- \* Catalina ocean, golf course, and canyon views
- \* Large 6,660 sq ft lot with expansive Trex deck
- \* Recently renovated and move-in ready
- \* Private beach club amenities
- \* Walkable to beach and trails

This is coastal living at its bestâ€”donâ€™t miss this opportunity to own a move-in-ready beach cottage in one of San Clementeâ€™s most desirable neighborhoods.

Built in 1967

**Essential Information**

MLS® #	OC25154141
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,564
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Geoff Whisner
Listing Office	Waterhouse International Real Estate

## Community Information

Address	235 Via San Andreas
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Barbecue, Picnic Area, Clubhouse, Outdoor Cooking Area, Pickleball
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	4
Parking	Garage, Garage Door Opener, Concrete, Direct Access, Driveway
# of Garages	2
Garages	Garage, Garage Door Opener, Concrete, Direct Access, Driveway
View	Ocean
Pool	None

## Exterior

Exterior	Stucco, Copper Plumbing, Drywall, Stone Veneer
Exterior Features	Rain Gutters
Lot Description	Paved
Windows	Double Pane Windows, Skylight(s)
Roof	Asphalt
Construction	Stucco, Copper Plumbing, Drywall, Stone Veneer
Foundation	Slab, See Remarks

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Walk-In Closet(s), All Bedrooms Down, Attic, Breakfast Area, Pull Down Attic Stairs
Appliances	Built-In Range, Dishwasher, Gas Oven, Refrigerator, Water Heater, Disposal, Dryer, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Washer, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes

Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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