

# \$2,775,000 - 317 Calle Felicidad, San Clemente

MLS® #OC25160808

**\$2,775,000**

5 Bedroom, 4.00 Bathroom, 2,865 sqft

Residential on 0 Acres

Rancho Margarita (RM), San Clemente,

urnkey Coastal Retreat with Panoramic Ocean Views. Escape to your Spanish Village by the Sea and experience the perfect blend of elegance, comfort, and laid-back coastal living.

Perched high in the San Clemente hills, this fully remodeled 2,865 sq. ft. home captures sweeping views across Catalina Island, Dana Point Harbor, and the sparkling Pacific.

Offering five bedrooms and four bathrooms on a spacious 7,300 sq. ft. lot, it is a rare combination of timeless Spanish-inspired charm and modern refinement.

A gated courtyard and arched entry welcome you inside to soaring ceilings, light-filled interiors, and an open floor plan that flows effortlessly from one room to the next. The living room's bay window and custom fireplace, a skylit staircase, and formal dining opening to the backyard set a warm and inviting tone. The chef's kitchen is a centerpiece for gatherings, with quartz countertops, a double-waterfall island, walk-in pantry, built-in KitchenAid refrigerator, Zline range, and custom cabinetry with thoughtful details like a slide-out spice rack and built-in banquette seating.

Indoor-outdoor living defines the home, with multiple French doors leading to ocean-view terraces and patios designed for entertaining or relaxing sunsets. The versatile floor plan includes two main-level bedrooms, one with ensuite bath and direct backyard access.



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Upstairs, secondary ensuites feature private balconies, while the primary suite boasts a fireplace, walk-in closet, spa-inspired bath, soaking tub, and rain shower. A private deck with steps to the patio below frames breathtaking views for a serene retreat.

Enhanced with vinyl plank flooring, tiled baths, Toto washlets, and a three-car garage with epoxy floors and ample storage, the home is both stylish and functional. Located on a peaceful single-loaded street, this turnkey coastal haven is minutes from world-class surfing at Trestles, the San Clemente Beach Trail, golf courses, Avenida Del Mar shops and restaurants, and freeway access. More than a home, it's a lifestyle "move-in ready and waiting.

Built in 1990

## Essential Information

MLS® #	OC25160808
Price	\$2,775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,865
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

## Community Information

Address	317 Calle Felicidad
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Area	SC - San Clemente Central
Subdivision	Rancho Margarita (RM)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Garage Faces Front, Private, Side By Side
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Garage Faces Front, Private, Side By Side
View	Canyon, Catalina, City Lights, Coastline, Harbor, Hills, Marina, Neighborhood, Ocean, Panoramic, Water
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Street Level, Yard, Sprinkler System, Walkstreet
Windows	Casement Window(s), Double Pane Windows, Screens, Wood Frames
Roof	Spanish Tile
Construction	Stucco

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Two Story Ceilings, Walk-In Pantry
Appliances	Dishwasher, Disposal, Microwave, Barbecue, Convection Oven, Freezer, Gas Cooktop, Gas Range, Ice Maker, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s)

Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Shorecliff
High	San Clemente

## Additional Information

Date Listed	July 18th, 2025
Days on Market	82
Short Sale	N
RE / Bank Owned	N

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