

\$2,250,000 - 412 Arenoso Lane # 104, San Clemente

MLS® #OC25161667

\$2,250,000

2 Bedroom, 3.00 Bathroom, 1,780 sqft
Residential on 2 Acres

Vista Pacifica Villas (VPV), San Clemente,

The seller means business- taking a loss to be near kids

Panoramic Ocean View 1 level Condo in Vista Pacifica Villas, San Clemente -

412 Arenoso Ln #104- remodeled, newly furnished condo in Vista Pacifica Villasâ€™San Clementeâ€™™s premier beachfront community overlooking the Pacific Ocean and Linda Lane Park. First floor, bright, beachy and airy home features a sunny patio and plenty of natural light. The open concept living area has stunning ocean views, a cozy fireplace. The updated kitchen includes sleek quartz countertops, stainless steel appliances, & a walk in pantry. All new flooring was just redone with a light wood floor style, stunning primary bathroom with a soaking tub, elegant shower plus a wonderful walking closet with drawers and built ins.

The second bedroom ensuite has access to the balcony and a remodeled en-suite bathroom. This is a single-level unit located conveniently close to the entranceâ€™no need for an elevator except down to parking garage. 3 spots included, 1 car charging plus a Storage room too. Private parking lot is gated for residents only right on the bluff.

Chilly Central AC, ocean views, patio & solar car charger are a few new perks as well. This is coastal living at its best!

Hard to beat this new price with a big \$350k



adjustment and overlooking the Ocean and
Linda Lane Park...

Built in 2001

Essential Information

MLS® #	OC25161667
Price	\$2,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	2.07
Year Built	2001
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Lisa Wili-simmonds
Listing Office	CENTURY 21 Affiliated

Community Information

Address	412 Arenoso Lane # 104
Area	SC - San Clemente Central
Subdivision	Vista Pacifica Villas (VPV)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Controlled Access, Maintenance Grounds, Storage
Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Assigned, Garage, Gated, Paved, Underground
# of Garages	3
Garages	Assigned, Garage, Gated, Paved, Underground
View	Bluff, Catalina, City Lights, Coastline, Ocean, Panoramic, Park/Greenbelt,

	Water
Waterfront	Across the Road from Lake/Ocean, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Stucco
Lot Description	Near Park, Sloped Up
Windows	Screens
Roof	Clay, Spanish Tile, Tile
Construction	Stucco

Interior

Interior	Stone, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Furnished, High Ceilings, Main Level Primary, Pantry, Phone System, Primary Suite, Quartz Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Dryer, Free-Standing Range, Gas Range, Refrigerator, SixBurnerStove, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	July 17th, 2025
Days on Market	228
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 21st, 2026 at 11:36am PDT. 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.