

\$2,250,000 - 128 Esplanade, San Clemente

MLS® #OC25168838

\$2,250,000

3 Bedroom, 3.00 Bathroom, 1,944 sqft
Residential on 0 Acres

T-Street, San Clemente,

Substantially remodeled since 2020 with the creation of a legal ADU, this beachy single-level offers major flexibility with two livable structures on one generous 6,000 SF lot! Well-located further down the 100-block & a straight shot down to locals's favorite T-Street beach, this home is elevated enough to capture ocean views from the main living space. The main house offers 2 spacious bedrooms + an office, two remodeled bathrooms (with interior laundry), & a newly-opened great room. The remodeled kitchen & living room share one large open space. Several new windows were added to create an open, airy feel with an abundance of natural light. Warmed by a gas fireplace & finished throughout with Oak wood flooring & crisp white paint, this home evokes a beachy lifestyle. Thoughtfully built-out as a legal second unit, the ADU mirrors the charm & updates of the main house. Offering a full kitchen, comfortable living area, one bedroom & bath, its own separate laundry, & mini split A/C-an awesome guest house, office, kids's zone, or legal rental! (similar units have leased for \$3,000+) Finished with shiplap detailing, vaulted rustic-beamed ceilings, stainless appliances, poured-in-place concrete bar top with garage-window that opens to its own private patio, it's dialed! Other newer improvements & values include: new roof on the main house & ADU, new water heater in ADU, newer mini split system, new hardie exterior siding (front elevation), refreshed



landscaping with new irrigation, updated privacy fencing, in-ground trampoline, 250 SF +/- storage room off ADU (bikes, boards, tools, beach gear, etc.), & a large Tuff Shed (10â€™x12â€™) for additional storage. A covered side stoop with hot/cold water hook-ups adds opportunity for an outdoor shower or optionality for a potential addition. A short walk (minutes) to localâ€™s favorite & very sandy T-Street beach at the bottom of this beautifully tree-lined street at Esplanade (historic horse path). Conveniently-located with easy walkability to nearby cafes, new restaurants (Buona Forchetta), dangerously close to popular Lucky Dog Gelato & quickly walkable to grab groceries. Play volleyball at the public beach courts nearby, take the 2.5 mile beach trail to newer restaurants, cafes, bars, San Clemente Pier & beyond. Consistent surf at T-Street or a quick & fun bike ride to world-class waves at Trestles. This is an opportunity to make locals' favorite T-Street beach your backyard at this quintessential Southwest SC beach house!

Built in 1969

Essential Information

MLS® #	OC25168838
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,944
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Custom
Status	Closed
Listing Agent	Christian Wach

Listing Office Talavera Real Estate

Community Information

Address 128 Esplanade
Area SW - San Clemente Southwest
Subdivision T-Street
City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected
Parking Spaces 4
Parking Concrete, Driveway, One Space, Uncovered, Driveway Up Slope From Street, Private, Tandem
Garages Concrete, Driveway, One Space, Uncovered, Driveway Up Slope From Street, Private, Tandem
View Neighborhood, Ocean, Peek-A-Boo, Trees/Woods
Waterfront Ocean Side Of Freeway, Ocean Side Of Highway
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Drywall, Stucco, Brick, Concrete, Hardboard, HardiPlank Type, Vertical Siding
Exterior Features Rain Gutters, Lighting
Lot Description ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Front, Lawn, Landscaped, Level, Sprinkler System, Garden, Gentle Sloping, Rectangular Lot, Sloped Up, Sprinklers In Rear, Sprinklers Timer, Walkstreet, Yard
Windows Custom Covering(s), Drapes
Roof Composition
Construction Drywall, Stucco, Brick, Concrete, Hardboard, HardiPlank Type, Vertical Siding
Foundation Raised, Slab

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Attic, In-Law Floorplan, Jack and Jill Bath, Pantry, Quartz Counters, See Remarks
Appliances Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Ice Maker,

	Refrigerator, Water Heater
Heating	Electric, Fireplace(s), Heat Pump, Natural Gas, High Efficiency, Zoned
Cooling	Electric, Heat Pump, High Efficiency, See Remarks, Zoned
Fireplace	Yes
Fireplaces	Gas, Great Room, Masonry, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 1st, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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