

# \$4,399,000 - 116 Via Bilbao, San Clemente

MLS® #OC25169476

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## \$4,399,000

4 Bedroom, 5.00 Bathroom, 3,872 sqft  
Residential on 0 Acres

Sea Summit, San Clemente,

Welcome to 116 Via Bilbao, a beautifully designed 4-bedroom, 4.5-bath Spanish-style home in the exclusive Sea Summit community of San Clemente. Spanning 3,872 square feet, this coastal retreat captures unobstructed ocean views and blends timeless architecture with modern comforts.

Enter through a private courtyard into a bright, airy interior, where custom shiplap siding and abundant natural light create an inviting first impression. Light wood-look tile floors stretch across the main level, setting a warm, coastal tone. The open-concept design flows into a chef's kitchen featuring a large quartz-topped island, white cabinetry, stainless steel appliances, a Sub-Zero refrigerator, and a Wolf 6-burner range with a flat top. A breakfast bar with seating for seven, a cozy breakfast nook, and a spacious walk-in pantry add both function and style.

The kitchen connects seamlessly to the family and dining rooms, ideal for entertaining. A fireplace anchors the family room, while dual cantina bifold doors—one from the family room and another from the dining space—create effortless indoor-outdoor flow. Throughout the home, custom electric blinds add convenience and style.

Tucked privately on the main level, a bedroom suite with an attached sitting area or office provides flexibility for guests, multigenerational living, or a potential ADU. An arched hallway leads to a thoughtfully placed powder room.



Upstairs, plush carpeting adds comfort. The primary suite is a true sanctuary, showcasing panoramic ocean views from two balconies. Shiplap accents lend a coastal touch, while the spa-like bath features dual vanities, a soaking tub, walk-in shower, and two spacious walk-in closets. Two additional bedrooms include en-suite baths, with the front bedroom enjoying its own ocean-view balcony. A large loft provides space for a media room, office, or playroom, opening to another balcony with sweeping ocean and canyon vistas. The upstairs laundry room includes a folding station and sink.

The finished two-car garage offers epoxy floors and custom storage, while 17 fully owned solar panels enhance energy efficiency.

The backyard is thoughtfully designed with a built-in BBQ, cozy firepit lounge, covered California room, and multiple seating areas, all set against breathtaking coastal vistas. Residents of Sea Summit enjoy access to a resort-style clubhouse, fitness center, parks, and coastal trails. Ideally located near beaches, shopping, dining, and freeway access

Built in 2017

**Essential Information**

MLS® #	OC25169476
Price	\$4,399,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,872
Acres	0.16
Year Built	2017

Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Michael Lockwood
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	116 Via Bilbao
Area	MH - Marblehead
Subdivision	Sea Summit
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Barbecue, Clubhouse, Fire Pit, Fitness Center, Maintenance Grounds, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	4
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Canyon, Ocean, Pond
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Closet(s), Walk-In Pantry, Wired for Sound

Appliances	Barbecue, Dishwasher, Gas Oven, High Efficiency Water Heater, Hot Water Circulator, Microwave, Range Hood, SixBurnerStove, Water To Refrigerator
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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