

\$1,699,000 - 1306 Altura, San Clemente

MLS® #OC25170468

\$1,699,000

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0 Acres

Tocayo Ridge (TR), San Clemente,

Perched on an expansive 14,300 sqft lot in the highly sought-after Forster Ranch community, 1306 Altura is the epitome of coastal charm and effortless California living. This 3-bedroom, 3-bath residence showcases a beautifully remodeled kitchen that opens seamlessly to a spacious, light-filled floor plan. Oversized newer windows frame views of the resort-style backyard, bringing the outdoors in. A steel front door with operable breeze panels adds both style and functionality, while the adjacent living room is centered around a cozy gas fire glass fireplace. Thoughtful upgrades throughout include fresh interior paint, upgraded lighting, curated fixtures, and wooden louvered shutters. On the second level, the primary suite offers a serene retreat with a built-in custom closet system, dual sinks, and a large walk-in shower. The backyard is a true private oasis anchored by a PebbleTec saltwater pool with a relaxing baja shelf, smart lighting, and newer equipment. Lush landscaping is enhanced by a vibrant collection of fruit trees, including avocado, orange, lemon, grapefruit, lime, and guava. Dedicated entertainment areas, including a tiki bar and hut, complete this ultimate hosting paradise. Conveniently located just moments from world-class beaches, top-rated schools, and all that coastal San Clemente has to offer.



Built in 1985

Essential Information

MLS® #	OC25170468
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,480
Acres	0.33
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lauren Shortt
Listing Office	Compass

Community Information

Address	1306 Altura
Area	FR - Forster Ranch
Subdivision	Tocayo Ridge (TR)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Trail(s)
Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, Garage Door Opener, Driveway Up Slope From Street, RV Potential, Storage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, Garage Door Opener, Driveway Up Slope From Street, RV Potential, Storage
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private, Salt Water, Pebble
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Yard, Lawn

Windows	Double Pane Windows, Plantation Shutters, Stained Glass
Roof	Spanish Tile
Construction	Stucco

Interior

Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Electric, Fireplace(s), Baseboard
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	July 30th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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