

# **\$2,695,000 - 207 Calle Rica, San Clemente**

MLS® #OC25172035

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## **\$2,695,000**

3 Bedroom, 2.00 Bathroom, 2,224 sqft  
Residential on 0 Acres

Rancho Margarita (RM), San Clemente,

Exquisitely maintained, this originally four bedroom home offers numerous refined amenities on a desirable cul-de-sac location with breathtaking ocean, harbor and coastal hill views. A single level showpiece with 2,224 square feet of living space. Step through the custom teak entry gate into your secure and private courtyard, centered around a gas fireplace embraced by custom French doors. Brazilian hardwood floors extend through the adjacent kitchen, guiding you into a sun-filled dining area illuminated by skylights. The countertops are crafted from Caesarstone and are paired beautifully with Starphire glass-faced cabinetry. Enjoy premium appliances from Wolf, Viking, Jennair, and Monogram. The stunning living room showcases Sisal coconut fiber flooring and a vaulted tongue-and-groove ceiling with surround sound. Relax with sit-down ocean and harbor views through the custom Marvin French doors. A herringbone firebox, accented with a single slab of travertine surround, completes the inviting ambiance. The primary bedroom features expansive glass doors opening to ocean breezes and lay-down sunset views. The main bathroom impresses with a spacious walk-in shower, operable skylight, and a deep Japanese style soaking tub offering mountain and ocean views. Thoughtful details abound, from custom made walk in California Closets to Ginger lighting and heated vanity mirrors. The lavatory bidet is Toto and has wall-mounted controls. A guest



bedroom with private access offers an ensuite full bathroom, while two additional rooms have been transformed-one into a tranquil Zen like space with custom Japanese meditation bench and French doors facing a peaceful water feature, and the other into an E-savvy library with built-in cabinetry and a workspace designed to de-clutter cords. Step outside to enjoy a game of bocce ball, then unwind in the private recessed Kiva with a gas fire pit. And there's more: Perimeter camera security system, Interior motion sensors, Audio/Visual E closet, Two tankless water heaters, Automated patio awnings, Epoxy garage floors, Ultra-smooth wall surfaces, Light concrete roof tiles, Deep utility garage sink, Recessed lighting and Upgraded electrical panel. An impeccable home - make it yours.

Built in 1965

### **Essential Information**

MLS® #	OC25172035
Price	\$2,695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,224
Acres	0.27
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Eric Benson
Listing Office	Ramona Maney Realty

### **Community Information**

Address	207 Calle Rica
Area	SC - San Clemente Central

Subdivision	Rancho Margarita (RM)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Direct Access, Door-Single, Driveway Up Slope From Street, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access, Door-Single, Driveway Up Slope From Street, Garage Faces Front
View	Canyon, Hills, Neighborhood, Catalina, City Lights, Coastline, Harbor, Marina, Ocean, Panoramic
Pool	None
Security	Prewired, Security Lights, Security System, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior	Drywall, Plaster
Exterior Features	Awning(s), Fire Pit, Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Corner Lot, Front Yard, Lawn, Sprinkler System
Windows	Blinds, Custom Covering(s), French/Mullioned, Screens, Skylight(s)
Roof	Concrete
Construction	Drywall, Plaster
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Crown Molding, Dressing Area, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Wired for Data, Wired for Sound
Appliances	Dishwasher, Gas Oven, Refrigerator, Built-In Range, Disposal, Gas Cooktop, Range Hood, Tankless Water Heater, Water To Refrigerator
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas, Outside

# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	117
Short Sale	N
RE / Bank Owned	N

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