

# \$1,225,000 - 2306 Via Chalupa # 76, San Clemente

MLS® #OC25180255

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## \$1,225,000

2 Bedroom, 2.00 Bathroom, 936 sqft  
Residential on 5 Acres

New Providence (NP), San Clemente,

2306 Via Chalupa | Ocean Views and Prime  
San Clemente Location

A beautifully situated property in the heart of San Clemente's highly sought-after Marblehead Coastal community, where every day feels like a vacation. Set on a peaceful cul-de-sac, this residence captures breathtaking ocean, Catalina Island, and sunset views, creating an atmosphere of true Southern California coastal living.

From the moment you arrive, you're welcomed by a thoughtfully maintained exterior and a sense of privacy that defines this exceptional neighborhood. Step inside to discover a light-filled, open-concept layout with large windows that frame the stunning views and invite in the ocean breeze. Whether relaxing in the living room, cooking in the kitchen, or entertaining on the expansive patio, the panoramic coastal vistas are never far from sight.

Perfectly located just minutes from San Clemente's world-famous beaches, Del Mar Street's boutique shopping and dining, hiking trails, and top-rated schools, this home offers both convenience and lifestyle. Easy access to the 5 Freeway also makes commuting a breeze, while nearby outlets and entertainment options enhance the property's appeal.



What truly sets this home apart is its versatile potential. Whether you're looking for a full-time residence, a second home, or an income-generating investment, 2306 Via Chalupa delivers. With space to explore ADU possibilities (buyer to verify), or strong long-term and short-term rental demand in the area, the home presents an excellent opportunity to generate passive income while enjoying all the benefits of coastal ownership.

Don't miss this rare chance to own a slice of paradise in one of Orange County's most desirable beach towns. 2306 Via Chalupa is more than a home – it's a lifestyle investment.

Built in 1985

### Essential Information

MLS® #	OC25180255
Price	\$1,225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	4.90
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Cottage
Status	Closed
Listing Agent	Jamie Wilkinson
Listing Office	Real Broker

### Community Information

Address	2306 Via Chalupa # 76
Area	MH - Marblehead
Subdivision	New Providence (NP)
City	San Clemente

County Orange  
Zip Code 92673

### Amenities

Amenities Maintenance Grounds, Tennis Court(s), Picnic Area, Playground, Sport Court  
Utilities Electricity Available, Natural Gas Available, Phone Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected  
Parking Spaces 2  
Parking Concrete, Driveway, Garage Faces Front, Garage  
# of Garages 2  
Garages Concrete, Driveway, Garage Faces Front, Garage  
View Neighborhood, Ocean  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

### Exterior

Exterior Wood Siding  
Exterior Features Barbecue, Rain Gutters  
Lot Description Back Yard, Cul-De-Sac, ElevenToFifteenUnitsAcre, Garden, Sprinkler System, Zero Lot Line  
Windows Double Pane Windows, Screens  
Roof Tile  
Construction Wood Siding  
Foundation Slab

### Interior

Interior Laminate  
Interior Features Separate/Formal Dining Room  
Appliances SixBurnerStove, Dishwasher, Gas Oven, Gas Range, Microwave, Range Hood, Barbecue, Exhaust Fan, Water Purifier  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Living Room, Gas Starter, Masonry, Outside  
# of Stories 1  
Stories One

### School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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