

\$2,799,000 - 815 Calle Dulcinea, San Clemente

MLS® #OC25180307

\$2,799,000

5 Bedroom, 5.00 Bathroom, 3,839 sqft
Residential on 1 Acres

Misty Ridge (MR), San Clemente,

Located at one of the highest points in San Clemente, this impressive Misty Ridge home represents an outstanding value-oriented opportunity to enjoy life at the top. A desirable cul-de-sac setting reveals an enormous elevated homesite that spans approximately 28,000 square feet and embraces a peek at the ocean and panoramic canyon, hill, city-light and Saddleback Mountain views. Beautiful hardscaping and a large front lawn harmonize with traditionally styled architecture, and custom entry doors with leaded-glass windows and sidelites create a memorable first impression. Generous proportions continue indoors, where a sprawling two-level floorplan of approximately 3,839 square feet feels even larger with high ceilings and vast window expanses. A graceful circular staircase captures eye in a foyer with double-height ceiling that leads to an office with bay window and built-in desk, and a formal living room with elegant fireplace and French doors opening to a shaded rear patio. To the right of the entry awaits a formal dining room with ample room for grand-scale entertaining. Views embellish the casual family room, which is warmed by a brick fireplace with raised hearth and hosts a pub-style walk-in wet bar. Views continue in the kitchen, complete with a nook with bay window, an island, wood cabinetry, solid-surface countertops, garden window and stainless-steel appliances. Five bedrooms and four- and one-half baths include a convenient main-floor bedroom with ensuite bath, two that



share a bath upstairs, and a second-floor ensuite with walk-in closet. Double doors open to the stunning primary suite, which presents a large view-enhanced sitting area with fireplace, two walk-in closets, two sinks, a sit-down vanity, jetted tub, and a separate shower with skylight. Wood and tile flooring, plantation shutters, mirrored wardrobe doors, tray ceilings, crown molding, an interior laundry room with sink, a rooftop deck area and an attached three-car garage with built-in storage are featured. For the ultimate in SoCal living, simply step into the backyard, where a large pool and spa, expansive patio, built-in BBQ bar and magnificent views are on display. Extending nearly 26,959 square feet, the massive lot next door is also available for sale and can be purchased separately or in combination with this property. It offers equally impressive views and virtually endless possibilities. Beaches, San Clemente's pier, top schools and recreation are minutes from home.

Built in 1989

Essential Information

MLS® #	OC25180307
Price	\$2,799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,839
Acres	0.64
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Doug Echelberger

Listing Office Inhabit Collective

Community Information

Address 815 Calle Dulcinea
Area SC - San Clemente Central
Subdivision Misty Ridge (MR)
City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available, Underground Utilities
Parking Spaces 9
Parking Direct Access, Driveway, Garage, Side By Side, Door-Multi, Garage Door Opener, Garage Faces Front, Storage
of Garages 3
Garages Direct Access, Driveway, Garage, Side By Side, Door-Multi, Garage Door Opener, Garage Faces Front, Storage
View Neighborhood, Canyon, Hills, Mountain(s), Ocean, Panoramic, Peek-A-Boo
Has Pool Yes
Pool Heated, In Ground, Private
Security Fire Detection System, Smoke Detector(s)

Exterior

Exterior Brick, Lap Siding
Exterior Features Barbecue, Lighting, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Landscaped, Sprinkler System, Lawn, Walkstreet, Yard
Windows Skylight(s)
Roof Concrete, Tile
Construction Brick, Lap Siding

Interior

Interior Tile, Wood, Carpet
Interior Features Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Bar, Cathedral Ceiling(s), Central Vacuum, Ceramic Counters, Crown Molding, Jack and Jill Bath, Solid Surface Counters, Tile Counters, Tray Ceiling(s), Two Story Ceilings, Wet Bar

Appliances	Double Oven, Dishwasher, Disposal, Microwave, Barbecue, Electric Oven, Gas Cooktop, Trash Compactor
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas, Masonry, Primary Bedroom, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 11th, 2025
Days on Market	53
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 10th, 2026 at 3:15am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.