

# \$1,199,000 - 817 Calle Dulcinea, San Clemente

MLS® #OC25180322

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**\$1,199,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

Misty Ridge (MR), San Clemente,

Crowning the top of San Clemente's enviable Misty Ridge neighborhood, this exceptionally rare homesite offers stunning views, ample room and a prime end-of-cul-de-sac location. Extending approximately 26,959 square feet, the premium lot overlooks panoramic canyon, hill, city-light and Saddleback Mountain views, complete with a peek at the ocean. This is an exceptional opportunity to create a custom home with every amenity you desire, from a true chef's kitchen, home theater, gym and opulent primary suite to a resort-caliber backyard with pool, spa, pizza oven and built-in grill. The choices are all yours. On the left, an adjacent homesite with a luxurious view home is also for sale and can be purchased in combination with this property. The site is about 28,000 square feet, and its two-level residence features five bedrooms and four- and one-half baths in approximately 3,829 square feet. Views are equally dramatic, and the backyard offers a sparkling pool and spa. Acquire both and design a large estate or residential compound. HOA dues are low at Misty Ridge and there are no Mello-Roos. Located at one of the highest points in San Clemente, the exclusive enclave is served by award-winning schools and merely moments from trailheads and scenic parks. The San Clemente Pier, sandy beaches, fabulous shopping and dining destinations, Dana Point Harbor and Laguna Beach are all close to home.



## Essential Information

MLS® #	OC25180322
Price	\$1,199,000
Bathrooms	0.00
Acres	0.62
Type	Land
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

## Community Information

Address	817 Calle Dulcinea
Area	SC - San Clemente Central
Subdivision	Misty Ridge (MR)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
View	Canyon, Hills, Mountain(s), Neighborhood

## Exterior

Lot Description	Yard, Value In Land, Walkstreet
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## Additional Information

Date Listed	August 11th, 2025
Days on Market	43
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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