

\$5,295,000 - 101 Via Almodovar, San Clemente

MLS® #OC25187223

\$5,295,000

5 Bedroom, 6.00 Bathroom, 4,730 sqft
Residential on 0 Acres

Sea Summit - Indigo, San Clemente,

One of the finest offerings within the elite and luxurious Indigo collection at Sea Summit, this highly-upgraded residence is sure to impress. Occupying a coveted ocean-view corner lot on a rarely-traveled cul-de-sac, this location is ideal. With only one immediate neighbor, this upgraded residence offers a major upper-level ocean view with a crisp emerald horizon, Catalina/SC Islands, & sunset views creating a sense of true coastal serenity. From the moment you enter, it's apparent the interior is on another level, executed with professional design direction. Upgrades such as large-scale rustic wood-beamed ceilings in the great room, Provenza French-oak flooring, custom millwork & built-ins, shiplap accent walls, shaker cabinetry, custom light fixtures & window treatments & a massive viewing deck upstairs, all contributing to its coastal allure. Five resort-like suites make up a comfortable floor plan with one junior primary suite on the first level. A dramatic foyer in the entry (optional formal dining) opens to a romantic courtyard with a soothing water feature. The massive great room (living, kitchen & dining) has 10'+ ceilings with a peek ocean view & several collapsible doors that open to both the entertainer's dream backyard & courtyard. The kitchen is truly unrivaled with Wolf appliances (+butler's kitchen), a massive quartzite-tiered island, dual: dishwashers-refrigerators-sinks, custom storage, & doggy room! Upstairs, four lightly-used suites, laundry, a dialed-in bonus



room & an outfitted ocean-view primary. Whether waking up, lounging on the outdoor lanai, showering or soaking in the tub, the ocean view is abundant from the primary as well as adjacent guest suite (or office). The backyard has been fully customized with a private pool & spa, covered CA patio, BBQ & bar top + direct access to the deck above, and relaxing built-in fire pit. Highly upgraded since 2018 construction: custom window treatments/draperies, pool/spa (solar-heated on app), fountain, pavers in driveway, wood flooring, custom millwork, cabinetry & shiplap, ceiling fans, epoxy flooring & garage storage - the list goes on. Sea Summit, the Indigo pocket specifically, is a prestigious enclave with the fewest residences (32) & the largest lots with premier ocean views. Offering 4 miles of walking trails surrounded by natural habitat to nearby parks, amazing clubhouse, sandy beaches, new restaurants & shopping. The epitome of coastal luxury living, this home is truly exceptional.

Built in 2018

Essential Information

MLS® #	OC25187223
Price	\$5,295,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	4,730
Acres	0.19
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Christian Wach

Listing Office Talavera Real Estate

Community Information

Address 101 Via Almodovar
Area MH - Marblehead
Subdivision Sea Summit - Indigo
City San Clemente
County Orange
Zip Code 92672

Amenities

Amenities Clubhouse, Fitness Center, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Recreation Room
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces 5
Parking Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Tandem, Private
of Garages 3
Garages Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Tandem, Private
View Neighborhood, Catalina, Ocean
Waterfront Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool Yes
Pool Fenced, Pebble, Private, Salt Water, Waterfall, Association, Solar Heat, Tile
Security Carbon Monoxide Detector(s), Firewall(s), Fire Sprinkler System, Smoke Detector(s), Closed Circuit Camera(s), Security System

Exterior

Exterior Drywall, Stucco, Brick, Concrete, Ducts Professionally Air-Sealed, Glass
Exterior Features Lighting, Rain Gutters, Fire Pit, Barbecue
Lot Description ZeroToOneUnitAcre, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Level, Near Park, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet, Close to Clubhouse, Rectangular Lot, Trees
Windows Double Pane Windows, Drapes, Screens, Insulated Windows, Low Emissivity Windows, Plantation Shutters
Roof Spanish Tile
Construction Drywall, Stucco, Brick, Concrete, Ducts Professionally Air-Sealed, Glass
Foundation Slab

Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Country Kitchen, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Entrance Foyer, In-Law Floorplan, Instant Hot Water, Storage, Wired for Sound
Appliances	Built-In Range, Barbecue, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Freezer, High Efficiency Water Heater, Ice Maker, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Water Softener
Heating	Central, Forced Air, Fireplace(s), Natural Gas, High Efficiency
Cooling	Central Air, Dual, Electric, ENERGY STAR Qualified Equipment, High Efficiency, Zoned
Fireplace	Yes
Fireplaces	Gas, Outside, Free Standing, Gas Starter, Great Room, Masonry, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 27th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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