

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

MLS® #OC25187223

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## \$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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