

\$2,150,000 - 195 Avenida La Cuesta, San Clemente

MLS® #OC25193041

\$2,150,000

4 Bedroom, 2.00 Bathroom, 2,892 sqft
Residential on 1 Acres

N/A, San Clemente,

Rare opportunity in San Clemente! This property spans two parcels totaling approximately 24,764 sq. ft. (0.57 acres) and offers endless possibilities. The home is in mostly in original condition, ideal for a buyer with a vision to reimagine, remodel, or rebuild. Perched in a desirable hillside location, it boasts ocean views and a spacious lot with mature trees providing privacy and character.

The property features a private tennis court (buyers should verify condition prior to use) along with a generously sized workshop/laundry/craft room of 405 sq. ft., offering potential to be converted into additional living areas in addition to the quoted square footage of the main living area, which is 2,892 sq. ft. This layout provides ample space for a growing family or creative redesign.

With room to explore additions such as an ADU, pool, or new construction (buyer to verify with the city), plus no HOA fees and no Mello-Roos, this is a rare chance to own a large, versatile property in one of San Clemente's most sought-after locations.

Built in 1949

Essential Information

MLS® #	OC25193041
Price	\$2,150,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,892
Acres	0.57
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Amy Coler
Listing Office	CSIRA Properties Inc.

Community Information

Address	195 Avenida La Cuesta
Area	SE - San Clemente Southeast
Subdivision	N/A
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Available, Electricity Available, Natural Gas Available, Sewer Available
Parking Spaces	4
Parking	Asphalt, Direct Access, Driveway, Garage
# of Garages	2
Garages	Asphalt, Direct Access, Driveway, Garage
View	City Lights, Hills, Neighborhood, Trees/Woods, Ocean
Pool	None

Exterior

Exterior	Concrete, Asbestos, Asphalt, Block, Drywall, Glass
Lot Description	ZeroToOneUnitAcre, Yard
Roof	Flat, Asphalt, Bitumen, Rolled/Hot Mop, Stone
Construction	Concrete, Asbestos, Asphalt, Block, Drywall, Glass
Foundation	Slab

Interior

Interior	Carpet, Laminate, Concrete
Interior Features	Breakfast Bar, Built-in Features, Block Walls, Living Room Deck Attached, Unfurnished, Bedroom on Main Level, Elevator, Wood Product Walls, Workshop
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Gas Water Heater, Warming Drawer
Heating	Forced Air, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	August 26th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 11th, 2026 at 8:50am 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.