

\$1,950,000 - 405 Avenida Salvador, San Clemente

MLS® #OC25197427

\$1,950,000

4 Bedroom, 3.00 Bathroom, 2,451 sqft
Residential on 0 Acres

Hillcrest (HC), San Clemente,

Unmatched Panoramic Ocean & Mountain
Views in San Clemente

Perched high on the hills of San Clemente, this spacious home delivers what every buyer dreams of: sweeping sit-down ocean views that few properties can match. From Dana Point Harbor to Catalina Island, San Clemente Island, Palos Verdes, Saddleback Mountain, and even Mt. Baldy, this home offers more than 180 degrees of breathtaking views. Sunrises, sunsets, city lights, and sparkling ocean are all yours to enjoy daily.

With over 2,400 square feet of living space, this 4-bedroom, 3-bath property combines size, function, and flexibility. The main level features a desirable primary suite, along with a large living room that opens to the backyard and frames the mountain views. Upstairs, three more bedrooms capture views from every angle.

The crown jewel is the expansive bonus or game room upstairs. Already designed with a fireplace, wet bar with sink and refrigerator, and its own private bath, this space can remain the ultimate entertainment retreat or be transformed into a second primary suite. The layout is perfect for multi-generational living, offering private quarters for extended family, in-laws, or guests. Imagine waking up to Catalina Island and Dana Point Harbor from your own upstairs suite.



The large backyard adds even more appeal. With plenty of flat, usable space, it is ideal for a pool, outdoor kitchen, or putting green. A rock waterfall feature is already in place, creating a tranquil setting for entertaining or relaxing.

Additional highlights:

Newer roof and many upgrades

No HOA and no Mello Roos for more freedom

Quiet, established neighborhood with privacy

Oversized lot with room to expand

Every room offers views and abundant light

The location is unbeatable. Centrally located in San Clemente, this home is just minutes to downtown shops and restaurants, the Pier, Dana Point Harbor, Trestles surf, and the Metrolink station.

Homes with this caliber of panoramic views rarely combine this square footage and lot size at this price. This property offers tremendous value, and with the right finishing touches, it has the potential to become one of the most impressive homes on the hill.

Built in 1964

Essential Information

MLS® #	OC25197427
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,451

Acres	0.25
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandi Cumin
Listing Office	Luxre Realty, Inc.

Community Information

Address	405 Avenida Salvador
Area	SC - San Clemente Central
Subdivision	Hillcrest (HC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Parking Spaces	2
# of Garages	2
View	Catalina, City Lights, Coastline, Harbor, Hills, Marina, Mountain(s), Ocean, Panoramic, Water
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	Main Level Primary, Multiple Primary Suites
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Bonus Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	September 2nd, 2025
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Days on Market 19

Short Sale N

RE / Bank Owned N

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