

# **\$2,995,000 - 3813 Via Manzana, San Clemente**

MLS® #OC25198593

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## **\$2,995,000**

4 Bedroom, 5.00 Bathroom, 4,836 sqft  
Residential on 0 Acres

Harbor Estates (HE), San Clemente,

BREATHTAKING VIEWS—from the Pacific Ocean and Catalina Island to Dana Point & sparkling city lights-- from nearly every room of this stunning CUSTOM ESTATE in San Clemente—™s prestigious Harbor Estates.

Set on a premier homesite, with approx. 4,836 sq. ft, this beautiful home features 4 spacious bedrooms and 4 baths, including a private main-level ensuite in-laws quarters that guests will enjoy as well. A dramatic 22-ft entry with a sweeping staircase and custom glass doors sets the tone for elegant living. Grand living and dining areas open to ocean vistas, while the cozy family room and breakfast nook continue the theme of endless views. Upstairs, a bonus room with bar and deck is perfect for entertaining, and the luxurious primary suite features a private balcony and spa-inspired bath. Exquisite craftsmanship shines throughout with marble and hardwood floors, crown moldings, and custom windows. Never worry about power outages, since this magnificent home comes equipped with a whole-house generator. Another bonus there are NO HOA fees! Outside, enjoy a RESORT-STYLE BACKYARD, with a pool, spa, cabana that includes a built-in BBQ, smoker, granite counters, and a 3/4 bath. Manicured landscaping, a 5-hole putting green, a stone entry patio, and a stunning sunset views complete the picture. Located just minutes from top rated schools, beaches, shopping, dining, and recreation-- this is COASTAL LUXURY at its finest!



Built in 1998

## Essential Information

MLS® #	OC25198593
Price	\$2,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,836
Acres	0.23
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Denise Fortain-hall
Listing Office	Coldwell Banker Realty

## Community Information

Address	3813 Via Manzana
Area	SN - San Clemente North
Subdivision	Harbor Estates (HE)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Door-Multi
# of Garages	3
Garages	Direct Access, Driveway, Garage, Door-Multi
View	City Lights, Coastline, Hills, Ocean, Panoramic, Pool, Trees/Woods, Water
Has Pool	Yes
Pool	Heated, In Ground, Private
Security	Fire Sprinkler System, Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing, Plaster
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Blinds, Custom Covering(s), Double Pane Windows, Drapes, Screens
Roof	Spanish Tile
Construction	Stucco, Copper Plumbing, Plaster

## Interior

Interior	Carpet, Stone, Wood
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Unfurnished, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Balcony, Bar, Breakfast Area, Crown Molding, High Ceilings, In-Law Floorplan, Recessed Lighting, Storage, Sunken Living Room
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Double Oven, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Palisades
Middle	Shorecliff
High	San Juan Hills

## Additional Information

Date Listed	August 5th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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