

# **\$2,225,000 - 2846 Calle Esteban, San Clemente**

MLS® #OC25222346

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## **\$2,225,000**

4 Bedroom, 3.00 Bathroom, 2,354 sqft

Residential on 0 Acres

Marlborough Seaview (MSE), San Clemente,

This IMMACULATE, original family owned Marlborough home is situated on a 15768 sq.ft. OCEANVIEW lot, on a very quiet partially single loaded street, in the highly desired Coastal District neighborhood. The well designed 2354 sq.ft. floorplan offers a unique MAIN FLOOR MASTER BEDROOM and master bath. The second floor offers three additional bedrooms and a bathroom making it a perfect home for a growing family, while still ideal for someone looking to downsize from a larger home. The main floor also boasts a fireplace equipped living room with attached dining area, well appointed kitchen with breakfast nook, a fireplace equipped family room with dry bar, a half bath and an indoor laundry room with direct access to the three car garage. Every window at the rear of the house enjoys the ever present OCEAN VIEW, not to mention the spectacular hilltop and mountain views from the front of the house. The outdoor living areas are meticulously maintained and offer impressive and expansive interlocking paver patio areas, walkways, courtyard and driveway. All of the designated lawn areas have been upgraded to no maintenance and non irrigating artificial turf along with drought tolerant and low maintenance plants, allowing more time to enjoy the beach life of San Clemente which is just a short drive from two convenient freeway accesses. Speaking of convenience, various markets, service facilities, restaurants and medical offices are practically walking distance, as well



as schools, parks and hiking trails.

Built in 1987

**Essential Information**

MLS® #	OC25222346
Price	\$2,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,354
Acres	0.36
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Edmund Radas
Listing Office	First Team Real Estate

**Community Information**

Address	2846 Calle Esteban
Area	CD - Coast District
Subdivision	Marlborough Seaview (MSE)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Maintenance Grounds
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Attached Carport, Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved
# of Garages	3
Garages	Attached Carport, Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved

View	Hills, Mountain(s), Neighborhood, Ocean, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior	Drywall, Stucco, Copper Plumbing, Concrete, Glass
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinkler System, Street Level, Drip Irrigation/Bubblers, Sprinklers Timer
Windows	Double Pane Windows, Plantation Shutters
Roof	Concrete
Construction	Drywall, Stucco, Copper Plumbing, Concrete, Glass
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Bar, Main Level Primary, Block Walls, Dry Bar
Appliances	Dishwasher, Disposal, High Efficiency Water Heater, Microwave, Self Cleaning Oven, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Middle	Truman
High	San Clemente

## Additional Information

Date Listed	September 24th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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