

\$1,999,000 - 2205 Via Iris, San Clemente

MLS® #OC25236244

\$1,999,000

4 Bedroom, 3.00 Bathroom, 2,981 sqft
Residential on 0 Acres

Flora Vista (FV), San Clemente,

Tucked at the end of a quiet cul-de-sac, 2205 Via Iris has been completely reimagined into a modern coastal retreat. Every inch has been renewed, from the brand-new pool and fresh landscaping to the fully remodeled interior that feels like new construction. Inside, natural light pours through vaulted ceilings and open living spaces that flow effortlessly to the backyard. Large sliders connect the great room and kitchen to a resort-style yard designed for entertaining, relaxing, and enjoying San Clemente's perfect weather. The kitchen is a centerpiece with custom cabinetry, quartz counters, designer tile, and premium appliances. Every bathroom features spa-level finishes, while new flooring, lighting, windows, and doors complete the transformation. The driveway is extra deep leading to the large three car garage.

Set within one of San Clemente's most convenient neighborhoods, this home is just minutes from award-winning Truman Benedict Elementary, Bernice Ayer Middle School, and San Clemente High. You are also close to parks, trails, beaches, and the vibrant downtown scene.

This is the art of reinvention at its finest where indoor and outdoor living come together in perfect harmony.

Built in 1991



Essential Information

MLS® #	OC25236244
Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,981
Acres	0.18
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kirk Schilling
Listing Office	Rise Realty

Community Information

Address	2205 Via Iris
Area	FR - Forster Ranch
Subdivision	Flora Vista (FV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Trash
Parking Spaces	5
Parking	Driveway, Garage Faces Front, Garage, Direct Access
# of Garages	3
Garages	Driveway, Garage Faces Front, Garage, Direct Access
View	Neighborhood
Has Pool	Yes
Pool	Association, In Ground, Private

Exterior

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Yard, ZeroToOneUnitAcre
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Interior

Interior Features	Eat-in Kitchen, Breakfast Bar, Ceiling Fan(s), High Ceilings, Recessed Lighting, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave, Refrigerator, Built-In Range, Disposal, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

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

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