$2,699,000 - 1806 Calle Leticia, San Clemente

MLS® #OC25236989

$2,699,000

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0 Acres

SE, San Clemente,

Price reduced $151,000! Seller is motivated. Tucked away on a peaceful cul-de-sac in Southeast San Clemente, this beautifully redesigned single-level home captures sweeping ocean and island views, offering a rare blend of tranquility, style, and location. Completely reimagined by Eyoh Design in 2015, the home reflects a refined coastal aesthetic inspired by mid-century modern architecture and organic materials.

From the moment you arrive, the thoughtful design is evidentâ€”clear cedar siding, Ipe wood accents, limestone details, and textured concrete create a warm, modern exterior. A custom pivot entry door opens into an expansive great room where floor-to-ceiling picture windows frame endless ocean views. A sleek mid-century style fireplace, built-ins, and seamless indoor-outdoor flow set the tone for sophisticated beachside living.

The open-concept kitchen features shaker-style cabinetry with a beachy twist, a custom Walnut waterfall bar, stainless steel appliances, and a pass-through window that connects directly to the outdoor concrete barâ€”perfect for entertaining.

The outdoor spaces are just as impressive. A private rear courtyard features Ipe decking, built-in seating, and lush landscaping that feels like a secluded retreat. Two bedrooms with ocean views share a stylish full bath, while a

separate powder room accommodates guests.

The standout feature is the luxurious primary suite, added during the 2015 renovation. Vaulted ceilings, a dual-sided limestone fireplace, and a spa-inspired soaking tub create a serene atmosphere. Other highlights include a cosmic granite seating area, dropdown projector and screen, custom Walnut cabinetry, Western 8â€™ bi-fold doors, and an expansive ensuite bathroom with dual vanities, a walk-in shower, and a skylit walk-in closet. Direct access to the sunken spa and outdoor shower completes the resort-like feel.

Additional features include a walk-in pantry, interior laundry, upgraded electrical and plumbing, surround sound, and custom window treatments throughout. The oversized two-car garage, long private driveway, and multiple grassy areasâ€”ideal for play or relaxing. The flat driveway even doubles as a basketball or pickleball court.

Situated near San Clementeâ€™s 2.5-mile beach trail, renowned surf breaks, the pier, and the vibrant downtown with new restaurants and shops, this property is a true coastal sanctuary. Opportunities to own a home of this quality are few and far between. NO MELLO ROOS or HOA

Built in 1959

Essential Information

MLS® #	OC25236989
Price	$2,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880

Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Greg Cruse
Listing Office	CENTURY 21 Affiliated

Community Information

Address	1806 Calle Leticia
Area	SE - San Clemente Southeast
Subdivision	SE
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	7
Parking	Concrete, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, RV Potential, Garage Faces Side
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, RV Potential, Garage Faces Side
View	Catalina, City Lights, Coastline, Golf Course, Hills, Ocean, Panoramic, Water
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Security Lights

Exterior

Exterior	Drywall, Glass, Concrete, Plaster, Stucco, Wood Siding, Cedar, Stone Veneer
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Rectangular Lot, Rolling Slope, Sprinklers Timer, Sprinkler System, Sloped Up, Yard
Windows	Custom Covering(s), Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Screens, Skylight(s)

Roof	Composition
Construction	Drywall, Glass, Concrete, Plaster, Stucco, Wood Siding, Cedar, Stone Veneer
Foundation	Concrete Perimeter, Raised

Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Block Walls, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, All Bedrooms Down, Dressing Area, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Freezer, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Water To Refrigerator, Water Purifier, Dryer, Washer
Heating	Central, Forced Air, High Efficiency, Natural Gas
Cooling	Central Air, High Efficiency, Attic Fan
Fireplace	Yes
Fireplaces	Bath, Gas, Gas Starter, Living Room, Primary Bedroom, Multi-Sided, See Through
# of Stories	1
Stories	One

School Information

District	Capistrano Unified

Additional Information

Date Listed	May 10th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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