

\$2,300,000 - 1106 Colina Rodante, San Clemente

MLS® #OC25252653

\$2,300,000

4 Bedroom, 4.00 Bathroom, 3,256 sqft
Residential on 0 Acres

Reserve West (RESW), San Clemente,

A fantastic pool-sized lot behind the coveted gates of The Reserve West and within walking distance to the community pool, spa and playground, 1106 Colina Rodante has everything that you're looking for in this neighborhood. While the lot is jaw-dropping, the house layout checks all of the boxes. Four bedrooms including one on the main level. A THREE-car, oversized garage. A dual-roomed primary suite. Step onto the adorable front porch and into a well-designed home with formal entry, front sitting room with fireplace, dining room with chandelier & crown molding, library space in the nook of the grand staircase with two-story ceiling. The open family room-kitchen space includes eat-in kitchen island, breakfast nook, grey tiled backsplash, trash compactor, walk-in pantry, coffee bar with mini fridge, storage & counter desk. Another gas fireplace and built-ins add charm to the main family room that enjoys large windows overlooking the lush backyard. One bedroom and full bathroom ideal for guests or home office. Walk up the grand staircase to a primary suite that can be fashioned as a separate sitting room or office. The bathroom suite includes custom built-in closets. View deck ideal for watching sunsets over the Pacific. Two more bedrooms including one with balcony. Hallway full bathroom with tub & shower. Linen closet. Additional hallway bathroom at the top of the stairs. The backyard boasts a putting green with chipping area, garden pergola and mature tropical



landscaping. Dine outdoors on the covered hardscaped patio. Potential for large pool or outdoor kitchen with space to spare! Easily walk to the community center with sports fields, park & pool. The Reserve is located within Forster Ranch. It is one of the rare newer communities with NO Mello Roos taxes. A short drive to world-famous beaches, charming downtown San Clemente's shops & restaurants, quick access to the 5 freeway. Freshly-painted interior, new LED lights installed and entire home repiped. Enjoy the Southern California lifestyle in this well-maintained home in a highly-desirable gated community.

Built in 2004

Essential Information

MLS® #	OC25252653
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,256
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Leclair
Listing Office	Inhabit Collective

Community Information

Address	1106 Colina Rodante
Area	FR - Forster Ranch
Subdivision	Reserve West (RESW)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Trail(s)
Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	Canyon, Park/Greenbelt, Peek-A-Boo
Has Pool	Yes
Pool	Community, Association
Security	Security Gate

Exterior

Lot Description	ZeroToOneUnitAcre, Near Park, Sprinkler System
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Bedroom on Main Level, Entrance Foyer, Jack and Jill Bath, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Dryer, Washer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	November 3rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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