

# **\$2,395,000 - 604 E Avenida San Juan, San Clemente**

MLS® #OC25253607

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## **\$2,395,000**

4 Bedroom, 2.00 Bathroom, 2,124 sqft

Residential on 0 Acres

Other, San Clemente,

Perched on a quiet, single-loaded street in the hills of San Clemente, this single-level home delivers everything you want from a coastal property—unmatched ocean views, privacy, and thoughtful upgrades throughout. Set on a private corner lot with no neighbors looking in, the home enjoys exceptional seclusion and a deep, wide backyard that’s rarely found in view homes. The property spans approximately 2,124 square feet with three bedrooms and two bathrooms, plus a large bonus room on the opposite side of the garage. Outfitted with its own mini split system, this flexible space is perfect as a guest suite, game room, or home office. Inside, the open-concept floor plan creates effortless flow between the living, dining, and kitchen areas. A wide family room anchors the space with a gas and wood-burning fireplace, warm oak flooring, and oversized windows framing the backyard and Pacific beyond. The kitchen has been tastefully updated with flat-panel European-style cabinetry, quartz countertops, a peninsula for extra prep space, and high-end appliances including a six-burner gas range and double oven. From the kitchen sink, you can take in an expansive, unobstructed view that stretches across Seal Rock and Catalina Island. Both bathrooms carry a modern, spa-like design with quartz counters, porcelain tile floors, and frameless glass showers. The primary suite offers ocean glimpses, generous closet space, and a calming atmosphere that matches the rest of the home. Recent system



upgrades bring peace of mind and long-term value: a new roof, new air conditioning system, new 200-amp electrical panel, and a structurally reinforced foundation with 27 piers (engineered and permitted through the city) to ensure lasting stability. The property’s exterior has been completely refreshed, from smooth stucco walls to newly designed landscaping by a prominent local designer. Mature pines, low-maintenance plantings, and smooth concrete flatwork create a serene and sophisticated curb appeal. Beyond its visual appeal, this home stands out for its lot orientation and everyday livability. The single-loaded street means no homes directly across, and the corner placement allows for a greater sense of openness and privacy in every direction. Move-in ready and thoughtfully modernized, this property blends classic mid-century design with current-day comfort. Whether you’re entertaining, working from home, or simply watching the sun set, this San Clemente home truly has it all.

Built in 1965

Essential Information

MLS® #	OC25253607
Price	\$2,395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,124
Acres	0.21
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Schramm
Listing Office	Ryan Schramm Real Estate

Community Information

Address	604 E Avenida San Juan
Area	SE - San Clemente Southeast
Subdivision	Other
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Parking Spaces	4
Parking	Garage, Direct Access, Driveway
# of Garages	2
Garages	Garage, Direct Access, Driveway
View	City Lights, Hills, Neighborhood, Ocean, Panoramic, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Corner Lot, Landscaped, Lawn
Windows	Double Pane Windows

### **Interior**

Interior	Wood
Interior Features	Open Floorplan, Breakfast Bar, Built-in Features, Crown Molding, Recessed Lighting, Utility Room
Appliances	Dishwasher, Disposal, Microwave, Built-In Range, Gas Oven, Gas Range, Range Hood
Heating	Central
Cooling	Central Air, Ductless
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	November 5th, 2025
Days on Market	10

Short Sale                    N

RE / Bank Owned        N

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