

\$699,900 - 263 Via Ballena, San Clemente

MLS® #OC25256438

\$699,900

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

Shorecliffs (SC), San Clemente,

LOCATION. LOCATION. LOCATION. Build your dream home in the desirable Shorecliffs community neighborhood of San Clemente near the ocean and golf course which gets incredible sunset views. Current owner has added VALUE to the lot and is awaiting permits from the City of San Clemente. Permitting is progressing well. We have our first round of feedback back from the planning department on lot 259. Our team has submitted a response for the feedback and we expect full permit on lot 259 by February 2026. Once we have that permit in hand, we will then know how to streamline and be efficient in permitting 263. These lots have renderings for a 2600sq.ft., single-level home with a 15ft. cantilevered deck off the back which takes advantage of the golf course and peek ocean views. Single-loaded street, plenty of street parking. Core drilling, Environmental Impact Report, Geological surveys, preliminary grading permit and more have been completed on this lot. This lot awaits final civil engineering completion & topo & survey assessments. Infrastructure/drainage by the City & Golf Course completed. As an owner, you will be a member of the exclusive Shorecliffs Beach Club. Shorecliffs HOA owns its own private community beach club which sits on the sand! Only 8 of these type clubs in the whole State of California. The Beach Club is a wonderful amenity with a remodeled clubhouse with kitchen, bathrooms & fireplace, custom-built picnic tables on the ocean side, BBQs, 2



pickleball/sport courts, basketball courts, playground, etc. Member events year round so get to know your neighbors. This lot and 259 Via Ballena are available separately or as a package deal. Projected build-out and lot cost WAY under market value projections. Don't miss out. Call today. SELLER MOTIVATED.

Essential Information

MLS® #	OC25256438
Price	\$699,900
Bathrooms	0.00
Acres	0.14
Type	Land
Status	Closed
Listing Agent	Lisa Wilhelm
Listing Office	Coldwell Banker Realty

Community Information

Address	263 Via Ballena
Area	SN - San Clemente North
Subdivision	Shorecliffs (SC)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

View	City Lights, Coastline, Golf Course, Hills, Neighborhood, Ocean, Panoramic, Peek-A-Boo
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Exterior

Lot Description	Level, Near Public Transit, On Golf Course, Street Level, Value In Land, ZeroToOneUnitAcre
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Additional Information

Date Listed	November 7th, 2025
Days on Market	95
Zoning	R1
Short Sale	N

RE / Bank Owned N

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