

# \$2,575,000 - 239 Avenida La Cuesta, San Clemente

MLS® #OC25257324

---

## \$2,575,000

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

Cotton Hills (COTH), San Clemente,

Over a half-acre flat lot perched within the estates of Southeast San Clemente, offering breathtaking ocean, city, valley, and mountain views. The owner has completed a rigorous two-year approval process with the City of San Clemente and now holds full planning and design approval.

Plans by local, award-winning firm Eyoh Design feature a custom 6,250 sq. ft. organic modern masterpiece that will truly be in a league of its own. The oversized, flat lot, provides ample space for a yard, pool and sports court. Whether you choose to use current plan or go a different direction this truly is one of the best lots in coastal Orange County. Truly, this is California living at it's finest. Dream it, Built it, live it!



## Essential Information

MLS® #	OC25257324
Price	\$2,575,000
Bathrooms	0.00
Acres	0.60
Type	Land
Status	Closed
Listing Agent	Casey Kirkland
Listing Office	Compass

## Community Information

Address	239 Avenida La Cuesta
Area	SC - San Clemente Central
Subdivision	Cotton Hills (COTH)
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

View	City Lights, Hills, Ocean, Valley
------	-----------------------------------

### **Exterior**

Lot Description	ZeroToOneUnitAcre
-----------------	-------------------

### **Additional Information**

Date Listed	October 21st, 2025
Days on Market	11
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 15th, 2025 at 12:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.