

\$1,649,000 - 2170 Via Teca, San Clemente

MLS® #OC25270872

\$1,649,000

4 Bedroom, 3.00 Bathroom, 2,435 sqft
Residential on 0 Acres

Highland Light Village (HLV), San Clemente,

This single family home tucked at the end of one of Marblehead's most desirable cul-de-sacs, 2170 Via Teca blends timeless craftsmanship with modern coastal elegance. Set on a quiet street-end location with generous off-street parking, this home enjoys an expansive backyard, lush landscaping, and peek-a-boo ocean views. Inside, four bedrooms and three baths showcase high-end finishes at every turn. Crown molding, detailed casings, and travertine floors create a refined backdrop, while a beautifully renovated kitchen serves as the heart of the home. Custom hardwood cabinetry, a built-in Sub-Zero style refrigerator, Fisher & Paykel double dishwasher, and handcrafted baked-clay sink are all illuminated by subtle under-cabinet lighting. Two marble-faced fireplaces with bespoke mantels bring warmth to the living spaces, and an upstairs loft adds flexibility with built-in linen cabinets, an entertainment center, and dual workstations. The primary suite is a true retreat with floor-to-ceiling hardwood built-ins and a spa-inspired bath featuring a Jacuzzi tub, custom tile, and designer fixtures. Thoughtful upgrades include a fully insulated two-car garage with loft storage, a spacious laundry room with custom cabinetry, and brand-new double-pane windows, furnace, and water heater. Outdoors, a multi-level patio runs the width of the home, perfect for dining under the stars or enjoying sunset cocktails. A charming entry fountain completes the welcoming curb appeal. With



Marblehead's parks and trails nearby, and world-class beaches, dining, and shopping just minutes away, 2170 Via Teca offers rare coastal luxury and effortless indoor-outdoor living in one of San Clemente's most sought-after neighborhoods.

Built in 1987

Essential Information

MLS® #	OC25270872
Price	\$1,649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,435
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kirk Schilling
Listing Office	Rise Realty

Community Information

Address	2170 Via Teca
Area	MH - Marblehead
Subdivision	Highland Light Village (HLV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Controlled Access, Fire Pit, Guard, Picnic Area, Security
Parking Spaces	4
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description Yard, ZeroToOneUnitAcre

Interior

Interior Features Bedroom on Main Level, Jack and Jill Bath

Cooling None

Fireplace Yes

Fireplaces Family Room

of Stories 2

Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed December 1st, 2025

Days on Market 6

Short Sale N

RE / Bank Owned N

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