

# \$1,198,000 - 638 Via Umbroso, San Clemente

MLS® #OC25274843

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## \$1,198,000

2 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0 Acres

Villagio (VIL), San Clemente,

A truly exceptional opportunity is this meticulously enhanced, single-level residence, with panoramic ocean, sunset and Catalina Island views. This property represents a rare offering of coastal sophistication and tranquility. Showcasing a synthesis of style and comfort throughout, at the heart of the home, is a commanding great room that encompasses a updated chef's kitchen with granite countertops and upgraded appliances, a spacious and inviting dining area and a grand living room, all designed to capture breathtaking, sit-down ocean vistas. The primary suite provides a private sanctuary with its own gorgeous ocean and Catalina views, is generously proportioned and features a luxurious upgraded, spa-inspired ensuite adorned with a dual sink granite vanity and great natural light. An ample walk-in closet completes the primary suite. The guest bedroom has great space and light, and the guest bath also has that spa-inspired touch with warm granite counters. The interiors open graciously to a private, expansive wraparound rear yard creating seamless indoor-outdoor living. Here, the meticulously landscaped grounds and custom clear acrylic fencing provide a serene backdrop for the shimmering Pacific Ocean and the majestic outline of Catalina Island resting beyond the hills. Exquisite exterior details begin at the gated courtyard entry, featuring elegant flagstone and bullnosed brickwork, providing a charming yet secure welcome. The property is



completed by a two-car-attached garage, fitted with custom rollup doors. Thoughtful design is evident in the excellent abundance of storage including closet spaces and custom storage solutions integrated throughout the home. Located in the "Spanish village by the sea," this residence offers access to the quintessential southern California lifestyle. The property is mere minutes from San Clemente's finest beaches, renowned for their world-class surfing and pristine sands, as well as the historic pier. The surrounding area boasts award-winning schools, lush parks, exceptional golf courses, and a vibrant downtown area featuring unique shopping and dining experiences. Situated within the desirable Villagio community, residents benefit from no Mello Roos and low HOA dues, enhancing the overall value proposition of this exceptional home. This exquisite property, where pride of ownership is evident, is an absolute must-see for discerning single-level, ocean-view buyers seeking an unparalleled coastal retreat. Welcome home.

Built in 1985

Essential Information

MLS® #	OC25274843
Price	\$1,198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home, Spanish
Status	Closed
Listing Agent	Beau Beardslee

Listing Office              First Team Real Estate

## Community Information

Address                      638 Via Umbroso  
Area                          RS - Rancho San Clemente  
Subdivision                Villagio (VIL)  
City                          San Clemente  
County                      Orange  
Zip Code                    92672

## Amenities

Amenities                    Maintenance Grounds  
Utilities                    Electricity Connected, Water Connected, Cable Available, Cable Connected, Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available  
  
Parking Spaces            4  
Parking                    Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Direct Access, Door-Single, Paved  
  
# of Garages                2  
Garages                    Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Direct Access, Door-Single, Paved  
  
View                        Ocean, Trees/Woods, Catalina, City Lights, Hills, Neighborhood, Panoramic, Water  
  
Pool                        None  
Security                    Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior                    Frame, Stucco  
Exterior Features        Awning(s), Lighting  
Lot Description            Bluff, Back Yard, Front Yard, Landscaped, Level, Corners Marked, Lawn, Near Park, Paved, Secluded, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Yard, Zero Lot Line  
  
Windows                    Plantation Shutters, Blinds, Screens  
Roof                        Spanish Tile  
Construction              Frame, Stucco  
Foundation                Slab

## Interior

Interior                    Tile, Laminate, Wood

Interior Features	Bedroom on Main Level, Main Level Primary, Primary Suite, All Bedrooms Down, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Entrance Foyer, Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Unfurnished
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Range Hood, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Lobo
Middle	Ayers
High	San Clemente

### **Additional Information**

Date Listed	December 11th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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