

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

MLS® #OC25274843

\$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 chefâ€™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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