

\$3,150,000 - 703 Avenida Presidio, San Clemente

MLS® #OC25282444

\$3,150,000

3 Bedroom, 4.00 Bathroom, 2,644 sqft
Residential on 0 Acres

Rancho Margarita (RM), San Clemente,

A rare true single-level, fully turnkey coastal residence rebuilt from the foundation up in 2004–2005 and newly enhanced with designer finishes in 2025. Set in a quiet San Clemente hillside enclave, the home captures sweeping Pacific Ocean, Catalina Island, Dana Point Harbor, and five-city night-light views—a breathtaking panorama rarely found at this price point.

Inside, sunlit rooms with travertine flooring, architectural lighting, and picture windows frame the ocean at nearly every turn. The open living and dining areas flow seamlessly to redesigned outdoor patios featuring natural stone, Alumawood covers, custom planters, and lush privacy landscaping for effortless indoor–outdoor living.

The gourmet kitchen includes Bosch appliances, granite counters, custom cabinetry, and a center island ideal for cooking and gathering.

A rare luxury, the home offers two full primary suites, each with its own private ensuite bath. • The ocean-view primary suite features remote-controlled shades, a spa-inspired bath with new granite and fixtures, and brand-new 2025 custom closets with LED lighting and enhanced shelving.

• The second primary suite opens to a private patio with skylights and includes an Italian-inspired bath with walk-in Jacuzzi tub, custom tile, and waterfall lighting.

A flexible third bedroom shines with its new 2025 upgraded Murphy Suite, transformed



with fresh white finishes to function beautifully as a guest room or office, with a full bath nearby.

Every major system has been modernized for long-term ease: 50-year roof with heat-deterrent layering, smart HVAC, upgraded electrical and plumbing, tankless water heater, EV charger, WiFi-integrated controls, and a temperature-controlled 3-car garage on the same level as the home.

With no HOA or Mello-Roos, and located minutes from beaches, the pier, coastal trail, upscale dining, boutiques, and downtown amenities, this home offers an exceptional combination of modern construction, 2025 designer upgrades, turnkey luxury, single-level living, privacy, and panoramic ocean views.

703 Avenida Presidio is coastal living at its most effortless—fully finished, beautifully updated, and ready to enjoy from the moment you arrive.

Built in 2005

Essential Information

MLS® #	OC25282444
Price	\$3,150,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Square Footage	2,644
Acres	0.24
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Siobhan Ulnick
Listing Office	Compass

Community Information

Address	703 Avenida Presidio
Area	SC - San Clemente Central
Subdivision	Rancho Margarita (RM)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Garage Faces Front, Garage, Driveway, Side By Side
# of Garages	3
Garages	Door-Multi, Direct Access, Garage Faces Front, Garage, Driveway, Side By Side
View	Catalina, Ocean, Valley, Water
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector(s)

Exterior

Exterior	Stucco, Drywall
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Yard, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side
Windows	Double Pane Windows
Roof	Slate
Construction	Stucco, Drywall
Foundation	Slab

Interior

Interior	Tile
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Bar, Beamed Ceilings, Cathedral Ceiling(s), Dressing Area, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Electric Oven, Freezer, Gas Cooktop, Hot Water Circulator, Ice Maker, Range Hood, SixBurnerStove, Tankless Water Heater, Water Softener, Water To Refrigerator

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	December 31st, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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