

\$2,095,000 - 121 Boca De La Playa # 1, San Clemente

MLS® #OC26007561

\$2,095,000

2 Bedroom, 3.00 Bathroom, 1,204 sqft
Residential on 0 Acres

North Beach, San Clemente,

Overlooking the ocean on the most iconic cul-de-sac location just across from the historic Ole Hanson Beach Club, this beachy condo offers incredible views! Reaching the distant Dana Headlands with year-round sunsets, crashing waves below & Catalina / SC Islands between. Elevated high above with 2 private garages, EV charger (only private 2-car garage) & rare parking for 3 in the driveway, the unit is secured by coded privacy gates. Ideally positioned on the front with only one shared wall (no one above or below) nearly every room has a major ocean view. Inside, a light-filled living space with mirrored walls reflects the ocean throughout. Featuring LVP wood-like flooring, glass-pane stair railing, new recessed lighting throughout, wired speakers & shiplap fireplace. An outdoor viewing deck off the living brings the outdoors into this remodeled space. A dedicated dining room with large picture windows flows seamlessly into the lightly-used kitchen. A very dialed-in kitchen offers all-new stainless appliances, newly-added coastal subway tile backsplash, crisp white shaker cabinetry with new hardware, polished Neolith kitchen counters & comfortable bar seating for three. A dedicated laundry room & pantry just off the kitchen accesses the main level powder bath. Upstairs leads to two bedrooms & bathrooms. The guest bathroom has recently been remodeled to create a walk-in shower. The ocean-view guest bedroom features a built-in Murphy bed for optionality & shares a relaxing second-level



viewing deck accessed through slider doors on each side. In the primary, large picture windows frame the Pacific while mirrored doors refract the emerald ocean abound. The primary offers his & hers closets, access to the view deck, & a very dialed primary ensuite bathroom with walk-in shower. Newer upgrades include dual pane windows, new custom window treatments (automatic solar shades), recessed lighting throughout, ceiling fans, smooth-coated first level, remodeled guest bathroom, kitchen updates & new stainless appliances, & 2022 water heater, this unit is absolutely turnkey! Easy access to sandy beaches & 2.5 mile beach trail just below, Outlet Mall & Theaters, popular Life Time Fitness & Tennis Club, several great golf courses, world-class surfing, a short walk to the highly-anticipated Miramar Food Hall (opening soon) & nearby trendy restaurants & cafes. For those seeking a laidback beachy lifestyle, this is the opportunity!

Built in 1977

Essential Information

MLS® #	OC26007561
Price	\$2,095,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,204
Acres	0.28
Year Built	1977
Type	Residential
Sub-Type	Condominium
Style	Custom, Mediterranean
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	121 Boca De La Playa # 1
Area	SN - San Clemente North
Subdivision	North Beach
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Maintenance Grounds, Insurance, Water
Utilities	Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	5
Parking	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Off Street, One Space, Shared Driveway, Driveway Up Slope From Street, Electric Gate, Electric Vehicle Charging Station(s), Private, Side By Side, Tandem, Uncovered
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Off Street, One Space, Shared Driveway, Driveway Up Slope From Street, Electric Gate, Electric Vehicle Charging Station(s), Private, Side By Side, Tandem, Uncovered
View	City Lights, Panoramic, Catalina, Coastline, Ocean
Waterfront	Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Key Card Entry, Smoke Detector(s)

Exterior

Exterior	Concrete, Stucco, Glass
Exterior Features	Rain Gutters, Lighting
Lot Description	Cul-De-Sac
Windows	Casement Window(s), Double Pane Windows, Screens, Custom Covering(s), Insulated Windows, Solar Screens
Roof	Flat, Spanish Tile, Mansard
Construction	Concrete, Stucco, Glass
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Living Room Deck Attached, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Storage, Wired for Sound
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Range Hood, Water To Refrigerator, Water Heater, Dryer, Washer, Built-In Range, Freezer, Ice Maker
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Las Palmas
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	January 14th, 2026
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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