

\$3,450,000 - 212 W Avenida Valencia, San Clemente

MLS® #OC26015035

\$3,450,000

3 Bedroom, 3.00 Bathroom, 1,891 sqft
Residential on 0 Acres

Southwest, San Clemente,

Offered for the first time in over 50 years, this exceptional 1929 Spanish Colonial Revival is a rare offering in the coveted Southwest—lovingly maintained in its authentic character and rich with provenance. Designed by architect E.W. Klausen and built by O.M. Berg for William Thom, then Mayor of Pasadena, the home is recognized on the City’s Designated Historic Resources & Landmarks list—an address with history, craft, and quiet gravitas. Set on a rare 9,520 sq. ft. lot-and-a-half and spanning approx. 1,891 sq. ft., the 3 bed, 2.5 bath home is a study in preserved craftsmanship—where the architecture and interiors still speak the same language. True to its roots, a composed roofline blends hip and front-gable forms, finished in Spanish clay tile, while original wood casement windows remain throughout, holding the home’s scale, proportions, and warmth. Inside, the kind of material integrity that rarely survives intact sets the tone: lath-and-plaster walls, original doors and hardware, and glass knobs paired with a classic skeleton key—small, cinematic details that instantly place the home in its era. The interior doors feature distinctive round medallion-style carving, adding texture and artistry to everyday passages. Underfoot, 1” wood planks laid in a meticulous 3”x4”x5” pattern reflect a level of craftsmanship nearly impossible to replicate today. The living room is anchored by a statement Talavera-tiled fireplace with period ventilation detailing,



framed by dramatic wood-beamed ceilings and softened by natural light. In the dining room, original built-in corner curio cabinets add a collected, timeless finish—equal parts function and charm. The grounds feel established and private—staghorn ferns, mature landscaping, and a Spanish pergola-style setting creating an atmosphere of calm. A long gravel driveway leads to the original high-ceiling two-car garage and generous additional parking, with a classic wing wall creating a graceful connection between the residence and the detached garage. Balconies—including a primary balcony with ocean views—bring the coast into everyday life. Just two blocks from the beach, this is San Clemente living at its most timeless—morning surf, sunset strolls, and a home that holds the story of it all. Eligible for the Mills Act, this is legacy with the potential for meaningful property tax advantages. An invitation to preserve and steward one of San Clemente’s historic originals.

Built in 1929

Essential Information

MLS® #	OC26015035
Price	\$3,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,891
Acres	0.22
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger

Listing Office Inhabit Collective

Community Information

Address 212 W Avenida Valencia
Area SW - San Clemente Southwest
Subdivision Southwest
City San Clemente
County Orange
Zip Code 92672

Amenities

Utilities Electricity Connected, Sewer Connected, Water Connected, Cable Available,
Phone Available
Parking Spaces 7
Parking Door-Multi, Driveway, Garage, Gravel, Off Street, Private, Storage
of Garages 2
Garages Door-Multi, Driveway, Garage, Gravel, Off Street, Private, Storage
View Hills, Ocean
Waterfront Ocean Side Of Freeway, Ocean Side Of Highway
Pool None
Security Smoke Detector(s)

Exterior

Lot Description Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Walkstreet,
Yard, Rectangular Lot
Windows Wood Frames
Roof Spanish Tile
Foundation Raised

Interior

Interior Wood
Interior Features Beamed Ceilings, Balcony, Separate/Formal Dining Room, Pantry, All
Bedrooms Up, Built-in Features
Appliances Double Oven, Dishwasher, Electric Cooktop, Refrigerator, Range Hood
Heating Central
Cooling None
Fireplace Yes
Fireplaces Living Room, Masonry
of Stories 2

Stories Two

School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	January 22nd, 2026
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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