

\$2,199,000 - 318 Avenida Santa Margarita, San Clemente

MLS® #OC26022829

\$2,199,000

3 Bedroom, 3.00 Bathroom, 2,604 sqft
Residential on 0 Acres

Pano views overlooking golf course, San Clemente,

Welcome to your serene coastal retreat with a mid-century modern flair! Perfectly situated on a street to street lot overlooking the San Clemente Municipal Golf Course, this charming 3-bedroom + wine cellar/game room, 3-bathroom home offers a rare combination of privacy, character, and stunning panoramic ocean and golf course views. Step inside to discover warm wood finishes, an open-concept living and dining area, and a window bench perfectly positioned to capture breathtaking vistas of the ocean and lush green golf course. With natural light pouring in through your leaded glass double entry doors & expansive windows, the interior feels bright, airy, and welcoming. The kitchen and bathrooms retain their original charm with custom wood cabinetry and vintage tilework, creating a cozy, nostalgic feel that blends seamlessly with the modern coastal setting. Features include recessed lighting, wood burning fireplace, oak flooring, ceiling fans, separate dinette & family room with single light sliding doors creating an indoor/outdoor flow to your private courtyard. Property also has owned Solar panels. Two bedrooms on the main floor share the roomy hall bath with dual sinks & tub/shower. Additional $\frac{3}{4}$ bath is adjacent to the wine cellar/game room. Spacious upstairs primary suite highlighted with triangular accent windows, vaulted open beam ceilings, its own sliding door to elevated deck, walk-in closet, & private primary bath that features dual sinks, generous counter space, tub/shower, and a



corner window with views. Relish in the many Zen outdoor areas of the backyard surrounded by abundant landscaping, sitting areas, an inviting hammock, in addition to flowers, trees and garden planters, plus an outdoor shower. A nice bonus is an attached storage room that could be used for many purposes. Additionally, the home has solar. Enjoy peaceful mornings and spectacular sunsets from your private front deck or from the comfort of your living room. The beautifully landscaped front yard, two-car garage, and elevated position above the street add both curb appeal and functionality. Just moments from world class surfing beaches, golf course club house & dining, park, hiking trails, and all that South San Clemente has to offer, this home is an exceptional opportunity to live the coastal lifestyle in one of the area's most coveted neighborhoods.

Built in 1950

Essential Information

MLS® #	OC26022829
Price	\$2,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,604
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern, Custom, Traditional
Status	Closed
Listing Agent	Donna Finney
Listing Office	CENTURY 21 Affiliated

Community Information

Address 318 Avenida Santa Margarita

Area	SE - San Clemente Southeast
Subdivision	Pano views overlooking golf course
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Electricity Connected, Cable Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Door Opener, Garage Faces Front, Public, Side By Side
# of Garages	2
Garages	Garage, Garage Door Opener, Garage Faces Front, Public, Side By Side
View	City Lights, Golf Course, Hills, Ocean, Panoramic, Water
Pool	None

Exterior

Exterior	Frame, Stucco, Vertical Siding, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Rectangular Lot, Back Yard, Front Yard, Garden, Landscaped, Near Park, Near Public Transit, On Golf Course, Sloped Up, Yard
Windows	Bay Window(s), Double Pane Windows, Garden Window(s), Screens
Roof	Composition, Concrete, Shingle, Tile
Construction	Frame, Stucco, Vertical Siding, Wood Siding
Foundation	Raised, Slab

Interior

Interior	Tile, Wood, Carpet
Interior Features	Bedroom on Main Level, Walk-In Closet(s), Attic, Balcony, Bar, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Galley Kitchen, Living Room Deck Attached, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Tile Counters, Wet Bar, Wine Cellar, Wood Product Walls
Appliances	Dishwasher, Gas Range, Disposal, Free-Standing Range, Gas Water Heater, Microwave, Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2

Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed February 2nd, 2026

Days on Market 8

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of March 3rd, 2026 at 9:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.