

\$2,195,000 - 1405 Manera Ventosa, San Clemente

MLS® #OC26035927

\$2,195,000

4 Bedroom, 4.00 Bathroom, 3,087 sqft
Residential on 0 Acres

Reserve South (RESS), San Clemente,

Welcome to 1405 Manera Ventosa, a beautifully upgraded 4-bedroom, 3.5-bath home, offering 3087 square feet of refined coastal living in one of San Clemente's most sought-after gated communities: The Reserve South (NO MELLO-ROOS). Nestled in a quiet cul-de-sac, this stunning home is just minutes from world-class beaches, surf breaks, and the vibrant charm of downtown San Clemente. Step out into your backyard entertainment haven with a fireplace, barbecue, putting green and keg-fridge. Or, head up to your private peek-a-boo ocean-view balcony and enjoy glowing sunsets and gentle ocean breezes. The Reserve means access to resort-style amenities including 2 pools (large and kiddie pool), a spa, clubhouse with barbecue, sports field and running track, kids park / playground, and scenic trails with panoramic ocean views.

The spacious floor-plan allows for the possibility to add a fifth and sixth bedroom. The open-concept layout flows effortlessly indoor to outdoor, creating a sense of flexibility for families, guests or use of a dedicated home office. Multiple outdoor gathering spaces are a true highlight—crafted for year-round enjoyment. Features include:

- *THREE custom fountains
- * Front yard fire pit for sunset gatherings
- * Backyard outdoor fireplace for cozy evenings
- * Built-in barbecue ideal for weekend entertaining



* Putting green for fun and practice

The interior highlights include: natural granite and marble countertops, stone floors, natural wood shutters, surround sound, ceiling fans, and a custom ceiling above the dining room. The kitchen includes upgraded appliances, and vertical-lift cabinets for easy access, while the breakfast nook has a built-in bench for storage. The primary en-suite bath finish is marble and stone with a sit-down vanity, soaker tub, and his/hers walk-in closets.

This home offers the quintessential San Clemente lifestyle. Welcome to paradise!

Built in 2003

Essential Information

MLS® #	OC26035927
Price	\$2,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,087
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary Bell
Listing Office	Harcourts Signature Properties

Community Information

Address	1405 Manera Ventosa
Area	FR - Forster Ranch
Subdivision	Reserve South (RESS)
City	San Clemente
County	Orange

Zip Code 92673

Amenities

Amenities Playground, Pool, Trail(s), Barbecue, Clubhouse, Jogging Path, Outdoor Cooking Area, Picnic Area, Spa/Hot Tub, Sport Court

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Underground Utilities

Parking Spaces 4

Parking Garage, Garage Faces Front

of Garages 2

Garages Garage, Garage Faces Front

View Ocean, Peek-A-Boo

Has Pool Yes

Pool Community, Association

Security Gated Community, Key Card Entry

Exterior

Exterior Copper Plumbing

Exterior Features Rain Gutters, Awning(s), Barbecue, Fire Pit

Lot Description Back Yard, Cul-De-Sac, Close to Clubhouse

Windows Double Pane Windows, Shutters

Roof Concrete

Construction Copper Plumbing

Foundation Slab

Interior

Interior Carpet, Stone

Interior Features Breakfast Bar, Balcony, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Breakfast Area, Built-in Features, Entrance Foyer, Intercom, Pantry, Walk-In Pantry, Wired for Sound

Appliances Gas Cooktop, Microwave, Refrigerator, Dryer, Washer, Barbecue, Double Oven, Tankless Water Heater

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room, Outside, Wood Burning

of Stories 2

Stories Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	February 11th, 2026
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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