

\$1,399,900 - 104 Calle Patricia, San Clemente

MLS® #OC26040157

\$1,399,900

2 Bedroom, 3.00 Bathroom, 1,570 sqft
Residential on 0 Acres

Seaview Townhomes (ST), San Clemente,

PANORAMIC UNOBSTRUCTED OCEAN VIEW!!! Perched in one of San Clemente's most coveted enclaves, this fully remodeled end-unit townhome delivers what coastal buyers are really after: unobstructed, panoramic ocean, coastline, sunset and city-lights views from nearly every room and the private backyard. This is the BEST lot in the community and it shows! Inside, a sleek glass fireplace anchors the open-concept living area designed for both easy everyday living and effortless entertaining. Reimagined kitchen makes a statement with striking Bluette quartz counters, stainless steel appliances including a double oven and custom cabinetry built for real life. Elegant master bedroom with same sleek glass fireplace and same incredible view. The remodeled bathrooms echo the same clean, coastal aesthetic, spa-like finishes that actually invite you to slow down. Being an end unit, you get only one shared wall, extra windows and the kind of privacy that's genuinely hard to find in attached living. The elevated street position is exactly what captures those sweeping vistas and dramatic sunsets indoors or out. The attached two-car garage continues the turnkey story: epoxy floors, washer/dryer hookups, AC, Furnace, water heater. Community amenities include a beautifully enclosed pool and spa, plus a tennis court, all within a meticulously maintained neighborhood. Primary residence - Weekend escape - Low-maintenance beachside base. This is the "Spanish Village



by the Sea" at its best: sandy beaches, the scenic coastal trail, vibrant dining and year-round Mediterranean climate. Rare views
- Elevated finishes - True lock-and-go living.

Built in 1975

Essential Information

MLS® #	OC26040157
Price	\$1,399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.44
Year Built	1975
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Christopher Zoch
Listing Office	Coldwell Banker Realty

Community Information

Address	104 Calle Patricia
Area	SE - San Clemente Southeast
Subdivision	Seaview Townhomes (ST)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, On Street
# of Garages	2

Garages	Direct Access, Driveway, Garage Faces Front, Garage, On Street
View	City Lights, Coastline, Ocean, Panoramic, Catalina, Water
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Awning(s)
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Bluff
Windows	ENERGY STAR Qualified Windows
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile
Interior Features	Breakfast Bar, Breakfast Area, High Ceilings, Open Floorplan, Quartz Counters, All Bedrooms Up, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	February 25th, 2026
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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