

# **\$1,635,000 - 1641 Via Tulipan, San Clemente**

MLS® #PW25106417

---

## **\$1,635,000**

4 Bedroom, 3.00 Bathroom, 2,335 sqft  
Residential on 0 Acres

Flora Vista (FV), San Clemente,

Don't miss this elegantly upgraded four bedroom two and a half bath home on a large 7326 square foot private lot with nothing but nature behind it in the highly sought after Flora Vista community of Forster Ranch. You will love the elegant open floor plan.

Features include a gated front courtyard, living room with high ceilings and incredible natural light, 4 mm thick engineered hardwood floors, fresh interior paint, custom fireplace in the family room that opens to the beautifully remodeled kitchen with large island and breakfast nook, separate dining room, individual laundry room, and recessed lighting throughout.

The primary bedroom with vaulted ceiling looks out to a picturesque nature filled hillside and has a separate Roman-style tub and shower. The upstairs full bath has dual sinks. The third bedroom is extra-large and has a walk-in closet. HVAC system installed in 2020. Water heater was installed in 2021.

The private oversized backyard with nothing but nature behind it is a perfect spot for entertaining and family fun. Over 50 rose bushes on the property! And yes, Johnny Appleseed did plant the producing apple tree!

Three-car garage. 2 stainless steel Refrigerators, washer, and dryer are included. No mello roos and low HOA dues!



Just a short distance to all San Clemente,   
 “The Spanish Village by the Sea”, has to offer including great schools, parks, world-class beaches, sunset views, beach bonfires, the pier with all its restaurants, shops, and more!

Also refer to the links to the Video and Matterport three-dimensional interactive floorplan.

Built in 1995

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW25106417              |
| Price          | \$1,635,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,335                   |
| Acres          | 0.17                    |
| Year Built     | 1995                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mediterranean           |
| Status         | Closed                  |
| Listing Agent  | Thomas Santoro          |
| Listing Office | Crane Real Estate       |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1641 Via Tulipan   |
| Area        | FR - Forster Ranch |
| Subdivision | Flora Vista (FV)   |
| City        | San Clemente       |
| County      | Orange             |
| Zip Code    | 92673              |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Maintenance Grounds   |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available, Water Available, Water Connected |
| Parking Spaces | 6   |
| Parking        | Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener                                     |
| # of Garages   | 3   |
| Garages        | Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener                                     |
| View           | None  |
| Pool           | None  |
| Security       | Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)   |

## Exterior

|                 |   |
|-----------------|---|
| Exterior        | Concrete, Stucco  |
| Lot Description | Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Rectangular Lot, Sprinklers Timer, Sprinkler System, Yard, Near Park, Sloped Up, Sprinklers On Side, Trees |
| Windows         | Double Pane Windows, Drapes   |
| Roof            | Concrete  |
| Construction    | Concrete, Stucco  |
| Foundation      | Slab  |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile  |
| Interior Features | Breakfast Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Up, Walk-In Closet(s), Attic, Quartz Counters, Two Story Ceilings |
| Appliances        | Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Dryer, Washer   |
| Heating           | Forced Air, Fireplace(s), Natural Gas   |
| Cooling           | Central Air, Electric, ENERGY STAR Qualified Equipment  |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

|            |                 |
|------------|-----------------|
| Elementary | Truman Benedict |
| Middle     | Bernice         |
| High       | San Clemente    |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 30th, 2025 |
| Days on Market  | 11             |
| Short Sale      | N              |
| RE / Bank Owned | N              |

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 10:15am 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.