

\$2,199,000 - 2245 Avenida Oliva, San Clemente

MLS® #PW25243415

\$2,199,000

4 Bedroom, 3.00 Bathroom, 2,395 sqft
Residential on 0 Acres

Highland Light Estates (HLE), San Clemente,

Stunning Ocean View Home in Highland Light Estates - Located in the prestigious guard-gated community of Highland Light Estates in Marblehead, San Clemente, this gorgeous four-bedroom, three-bath home offers unparalleled 180-degree views of the Pacific Ocean, Catalina Island, and Dana Point Harbor. Recently painted inside and out, this residence combines timeless coastal elegance with modern comfort, showcasing coastal living at its finest. Set on a generous 11,375-square-foot lot, the home features separate living, family, and dining areas, providing an ideal layout for both relaxation and entertaining. The kitchen, tastefully upgraded about 15 years ago, blends functionality and charm with ample cabinetry, granite countertops, and stainless-steel appliances. Designed for both everyday cooking and hosting, it opens seamlessly to the family room, where large windows frame breathtaking ocean vistas. A downstairs bedroom with a full bathroom adds flexibility for guests or multi-generational living. Upstairs, the primary suite is a private sanctuary featuring a balcony overlooking the Pacific, perfect for savoring morning coffee or evening sunsets. The recently updated primary bathroom boasts a walk-in shower, dual sinks, a spacious walk-in closet, and a private commode area, creating a serene, spa-like retreat. The backyard is an entertainer's dream—ideal for gatherings or quiet moments of reflection as you watch the sun set over the



ocean. Nestled at the end of a peaceful cul-de-sac, this home offers privacy and tranquility while being centrally located in mid-San Clemente, close to beaches, shopping, dining, and freeway access. Experience the very best of San Clemente coastal living in one of its most desirable guard-gated communities.

Built in 1984

Essential Information

| | |
|----------------|---------------------------|
| MLS® # | PW25243415 |
| Price | \$2,199,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,395 |
| Acres | 0.26 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary, Traditional |
| Status | Closed |
| Listing Agent | Jennifer Davis |
| Listing Office | Y Realty |

Community Information

| | |
|-------------|------------------------------|
| Address | 2245 Avenida Oliva |
| Area | MH - Marblehead |
| Subdivision | Highland Light Estates (HLE) |
| City | San Clemente |
| County | Orange |
| Zip Code | 92673 |

Amenities

| | |
|-----------|--|
| Amenities | Controlled Access, Maintenance Grounds, Guard |
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Garage, Driveway Level, RV Potential |
| # of Garages | 2 |
| Garages | Garage, Driveway Level, RV Potential |
| View | Neighborhood, Ocean |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, Smoke Detector(s), Fire Sprinkler System |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco, Wood Siding |
| Exterior Features | Lighting |
| Lot Description | ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Level, Sprinkler System, Landscaped, Lawn, Near Park |
| Roof | Tile |
| Construction | Stucco, Wood Siding |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Laminate, Tile, Wood |
| Interior Features | Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Dressing Area, Granite Counters, In-Law Floorplan, Pantry, Utility Room |
| Appliances | Built-In Range, Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Electric Cooktop, Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Gas, Gas Starter, Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Marblehead |
| Middle | Shorecliff |
| High | San Clemente |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 21st, 2025 |
| Days on Market | 10 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 2:55am 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.