

# \$5,695,000 - 107 Via Escorial, San Clemente

MLS® #OC24060022

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## \$5,695,000

5 Bedroom, 6.00 Bathroom, 4,730 sqft  
Residential on 0 Acres

Sea Summit, San Clemente,

Perhaps the finest home ever offered within the elite and luxurious Indigo collection at Sea Summit, this highly-upgraded residence is sure to exceed expectations. Occupying one of the very best ocean-view parcels in all of Sea Summit on a unique point, crashing whitewater, island, major ocean & sunset views are framed by rolling native hills of the nature preserve below. A crisp emerald horizon enhances nearly every major living space inside & out creating a sense of true coastal serenity. From the moment you enter, it's apparent the interior is on another level, professionally executed with keen design sense. Organic upgrades such as large wood-beamed ceilings, French-oak flooring, coralstone-cladded fireplace, exotic iron balusters, rift-oak cabinetry, limestone counters, & chunky live-edge shelving all create undeniable natural allure. Several resort-like suites make up a comfortable floor plan with one junior primary suite on the first level. Downstairs offers formal dining off a romantic courtyard, a massive ocean-view great room (living, kitchen, informal dining) all with 10' + ceilings. Several collapsable doors open to the entertainer's dream backyard. The kitchen is truly unrivaled with Wolf appliances (as well as butler's kitchen), a massive quartzite-tiered island, built-in wine fridge, & major storage. Upstairs, four lightly-used suites (one a gym with infrared sauna), laundry, a converted bonus room to home office (you will seek to work



from home here) & the nicest ocean-view primary suite you can find. Whether waking up, lounging on the outdoor lanai, showering or soaking in the tub, major ocean & whitewater views are abundant within the primary. The backyard has been fully customized with a covered CA patio + pergola for alfresco dining (both heated), plunge pool/spa and multiple lounging patios all warmed by a massive gas fireplace. Surfers can be seen riding waves in the distance. Highly upgraded since 2017 construction: custom window treatments/draperies, full-coverage solar, water softener, home automation, sonos, upgraded flooring, custom built-ins, cabinetry, counters, the list goes on. Sea Summit - Indigo specifically, is a prestigious enclave with the fewest residences (32) and the largest lots with premier ocean views. Offering 4 miles of walking trails surrounded by natural habitat to nearby parks, amazing clubhouse, sandy beaches, new restaurants & shopping. The epitome of coastal luxury living, this home is truly exceptional.

Built in 2017

## Essential Information

MLS® #	OC24060022
Price	\$5,695,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,730
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent Christian Wach  
Listing Office Talavera Real Estate

## Community Information

Address 107 Via Escorial  
Area MH - Marblehead  
Subdivision Sea Summit  
City San Clemente  
County Orange  
Zip Code 92672

## Amenities

Amenities Clubhouse, Fitness Center, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Trail(s)  
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected  
Parking Spaces 5  
Parking Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Private, Side By Side, Tandem  
# of Garages 3  
Garages Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Private, Side By Side, Tandem  
View City Lights, Coastline, Courtyard, Canyon, Hills, Neighborhood, Ocean  
Waterfront Across the Road from Lake/Ocean, Beach Access, Ocean Side Of Freeway, Ocean Side Of Highway  
Has Pool Yes  
Pool Fenced, Gunitite, Gas Heat, Heated, In Ground, Private, Association  
Security Prewired, Security System, Carbon Monoxide Detector(s), Firewall(s), Fire Sprinkler System, Smoke Detector(s), Security Lights

## Exterior

Exterior Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco  
Exterior Features Awning(s), Barbecue, Lighting, Rain Gutters, Fire Pit  
Lot Description Back Yard, Close to Clubhouse, Cul-De-Sac, Drip Irrigation/Bubblers, Sprinklers In Rear, Sprinklers In Front, Irregular Lot, Landscaped, Level, Near Park, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level, Trees, Walkstreet  
Windows Custom Covering(s), Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens  
Roof Spanish Tile

Construction Drywall, Ducts Professionally Air-Sealed, Concrete, Stucco  
Foundation Slab

## Interior

Interior Carpet, Tile, Wood

Interior Features Beamed Ceilings, Breakfast Bar, Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Two Story Ceilings, Wired for Sound, Instant Hot Water, Main Level Primary, Multiple Primary Suites, Primary Suite

Appliances SixBurnerStove, Convection Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Freezer, Disposal, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Water Softener, Tankless Water Heater, Vented Exhaust Fan

Heating Central, Forced Air, Fireplace(s), High Efficiency, Natural Gas

Cooling Central Air, Dual, Electric, ENERGY STAR Qualified Equipment, High Efficiency, Zoned

Fireplace Yes

Fireplaces Free Standing, Gas, Great Room, Masonry, Outside

# of Stories 2

Stories Two

## School Information

District Capistrano Unified

Elementary Marblehead

Middle Shorecliff

High San Clemente

## Additional Information

Date Listed March 28th, 2024

Days on Market 42

Short Sale N

RE / Bank Owned N

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