

\$3,295,000 - 2838 Via Amapola, San Clemente

MLS® #OC25000037

\$3,295,000

6 Bedroom, 4.00 Bathroom, 3,983 sqft
Residential on 0 Acres

Normandie Ridge (NR), San Clemente,

This exquisite 6-bedroom, 3.5-bathroom luxury home spans approximately 4,000 sq. ft. on a 14,484 sq. ft. lot and is perfectly situated on a single-loaded street surrounded by stately homes. Enjoy breathtaking panoramic views stretching to the ocean, with picturesque sunset skies and twinkling city lights as your daily backdrop. As you enter through the custom front door with a built-in screen, a grand foyer welcomes you to the thoughtfully designed interior. The main floor boasts a formal dining room with a wine room, an inside laundry room, and two bedrooms—one currently used as an office. The spacious kitchen is a chef's dream, featuring two new KitchenAid 360-degree Max Jets dishwashers with Pro Dry System, a wine refrigerator, and a professional-grade Viking gas range with six burners, a griddle, and double ovens. Upstairs, the generously sized primary suite offers a private retreat with a sitting room, stunning beamed ceiling, and French doors leading to a balcony with sweeping views. The spa-like bathroom includes a soaking tub, a walk-in shower, dual vanities, and a large walk-in closet. Three additional bedrooms and a full bathroom with a dual-sink vanity complete the upper level. The home's expansive family room includes a gas fireplace and opens to the incredible backyard, designed for entertaining or relaxing. Highlights include premium artificial turf, custom Brazilian Tigerwood decks, and a custom 12-person swim spa with resistance



jets, water ropes, and more. The backyard also features a variety of fruit trees, a storage shed, and bistro lighting. Additional amenities include freshly painted interiors, new light fixtures, dual-zoned air conditioning, plantation shutters, and three new Milguard French doors. The 3-car garage boasts brand-new commercial-grade epoxy flooring with a water barrier. The property also includes two Noritz tankless water heaters, recently installed driveway pavers, and more. Located in an unbeatable area, with the lowest HOA around, close to award winning schools, a wide variety of shopping, restaurants, charming Downtown San Clemente, the Pier, Outlet Mall, Dana Point Harbor, and some of the best beaches along the coast. This home offers luxury, comfort, a great lifestyle and stunning views.

Built in 1984

Essential Information

MLS® #	OC25000037
Price	\$3,295,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,983
Acres	0.33
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laura Ginn
Listing Office	Berkshire Hathaway HomeService

Community Information

Address	2838 Via Amapola
Area	CD - Coast District

Subdivision	Normandie Ridge (NR)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected
Parking Spaces	3
Parking	Driveway, Garage, Direct Access, Driveway Level, Garage Faces Front, Side By Side
# of Garages	3
Garages	Driveway, Garage, Direct Access, Driveway Level, Garage Faces Front, Side By Side
View	Hills, Panoramic, Catalina, City Lights, Ocean, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Brick Driveway
Lot Description	Back Yard, Front Yard, Yard, Garden, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, ZeroToOneUnitAcre
Windows	Plantation Shutters
Roof	Metal
Construction	Stucco
Foundation	Raised

Interior

Interior	Carpet, Wood, Stone
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Walk-In Closet(s), Balcony, Breakfast Area, Ceiling Fan(s), Entrance Foyer, High Ceilings, Pantry, Primary Suite, Two Story Ceilings, Walk-In Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Double Oven, Gas Cooktop, SixBurnerStove, Tankless Water Heater
Heating	Central, Heat Pump
Cooling	Central Air, Dual, Heat Pump
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter

# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	January 6th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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