

# **\$2,980,000 - 109 Via Salamanca, San Clemente**

MLS® #24445465

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## **\$2,980,000**

4 Bedroom, 5.00 Bathroom, 3,882 sqft

Residential on 0 Acres

N/A, San Clemente,

Welcome to 109 Via Salamanca, an exquisite sanctuary in the prestigious Sea Summit neighborhood of San Clemente. This luxurious Mediterranean-inspired estate blends modern elegance with coastal contemporary charm, offering a seamless open-concept floorplan designed for sophisticated living and seaside entertaining. Step into the gourmet kitchen, a culinary masterpiece boasting a grand island, premium Wolf appliances, SubZero refrigerator and freezer, sleek subway tile backsplash, and a spacious walk-in pantry. The adjoining family room, with its warm and inviting ambiance, flows effortlessly into the dining area and opens to the beautifully landscaped backyard perfect for hosting guests or enjoying intimate family gatherings. Outside, indulge in the serene backyard retreat, featuring a covered lounge area, a custom-built "spool" jacuzzi, a striking fireplace, and a built-in BBQ and bar for al fresco dining. The main-level guest suite offers a private sitting room, outdoor access, and a luxurious en-suite bath, ensuring comfort and privacy for visitors. Upstairs, unwind in the expansive loft, perfect for a secondary family room or entertainment space, complete with custom built-ins and access to a large deck overlooking the backyard. The master retreat is a haven of tranquility, featuring a massive walk-in closet, a spa-inspired bathroom with a soaking tub and walk-in shower, and a private deck ideal for savoring morning breezes or sunset views. Two additional en-suite bedrooms, an



oversized laundry room, and a balcony with stunning hilltop and peek-a-boo ocean views complete the upper level. Enjoy resort-style living with access to scenic hiking trails, pristine beaches just minutes away, and upscale shopping and dining at the nearby Outlets of San Clemente. The community offers exclusive amenities including a luxurious clubhouse, pool and spa, parks, and picnic areas, embodying the quintessential Southern California lifestyle. Don't miss this rare opportunity to own a piece of coastal luxury in one of San Clemente's most coveted communities.

Built in 2018

### Essential Information

MLS® #	24445465
Price	\$2,980,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,882
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Heather Altman
Listing Office	Douglas Elliman of California, Inc.

### Community Information

Address	109 Via Salamanca
Area	SC - San Clemente Central
Subdivision	N/A
City	San Clemente
County	Orange

Zip Code	92672
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## Amenities

Amenities	Pool, Trail(s)
Parking Spaces	4
Parking	Driveway, Garage, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Door-Multi
View	Ocean, Peek-A-Boo, Pool
Has Pool	Yes
Pool	In Ground, Association, Heated, Private

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Storage, Walk-In Pantry
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Dryer, Washer, Barbecue, Built-In, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	September 27th, 2024
Days on Market	107
Short Sale	N
RE / Bank Owned	N

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