

\$1,600,000 - 1 Corte Rivera, San Clemente

MLS® #CV25053096

\$1,600,000

2 Bedroom, 2.00 Bathroom, 2,841 sqft
Residential on 0 Acres

Sandbridge (SAND), San Clemente,

Welcome to 1 Corte Rivera with its curb appeal and relaxed coastal California lifestyle! This elegant spacious single level home with its thoughtful architectural detail and floor plan, is in the sought after Talega GALLERY 55+ gated Community, with all of its amenities! Desirably located on a picturesque quiet cul-de-sac, this lovely home has been meticulously maintained by its original owners who bought it new. Stunning vaulted entry, open floor plan, and 2 bedrooms plus an office are in 2,841 sq. ft. The best value currently for sale in The Gallery based on size and price per square ft! A living/dining room has a central fireplace, great for gathering with friends and family! The open layout kitchen's large island offers counter seating, granite counters, pull out cabinet drawers. **NEWER stainless steel double ovens, range and a vent hood.** It opens to an informal dining space and a family room with a second cozy fireplace and built in entertainment cabinet. Access the peaceful backyard easily, for the best of indoor outdoor living! A comfortable & private primary suite offers new carpet, plantation shutters, a spa like bathroom with a soaking tub, walk-in shower with dual shower heads, two sink areas, and a luxurious walk-in closet with a customized built-in organizer. The guest bedroom and office are located separately with their own bathroom, offering privacy. **NEWER Lennox Furnace & Air Conditioning were installed in 2018, and plumbing was upgraded to epoxy coating in 2012, per seller



******. Beautifully landscaped private patio with custom hardscaping, planter beds, and a wood shade cover. Spacious indoor laundry room with ample storage. Bonus, the driveway is longer than many of the homes here, for your comfort! The well appointed Gallery Clubhouse offers many social events and community, a pool, spa, exercise gym, sitting areas, a card room, and so many fun social activities. Living here you have your choice of many activities - practice your golf at the putting green, try your hand at bocce ball, croquet, tennis or pickle ball, swim, work out at the gym, or enjoy a lovely walk in this peaceful community. It's just a short drive to the beach, golf course, restaurants, shops, additional Talega amenities, and all the area has to offer! Come start making your new friendships and memories here in beautiful San Clemente, with it's cool ocean breeze and beautiful sunsets! Watch the included video clip, and come see this home before it's sold!

Built in 2001

Essential Information

MLS® #	CV25053096
Price	\$1,600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,841
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Kristin Balalis
Listing Office	Century 21 Masters

Community Information

Address	1 Corte Rivera
Area	TL - Talega
Subdivision	Sandbridge (SAND)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Maintenance Grounds, Pool, Spa/Hot Tub, Tennis Court(s), Bocce Court, Controlled Access, Game Room, Maintenance Front Yard, Management, Meeting Room, Pickleball, Sport Court, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Cul-De-Sac, Landscaped, Sprinkler System, Close to Clubhouse, Sprinklers Timer
Windows	Double Pane Windows, Plantation Shutters, Drapes
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Breakfast Bar, Built-in Features, Stone Counters, Storage
Appliances	Built-In Range, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Double Oven, Washer
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas Starter
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed	March 1st, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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