

# \$2,799,000 - 12 Corte El Brazo, San Clemente

MLS® #LG24169561

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## \$2,799,000

5 Bedroom, 5.00 Bathroom, 4,082 sqft  
Residential on 0 Acres

Cazadero (CAZA), San Clemente,

Experience contemporary chic living in this stunning villa, perfectly reflecting the tranquility of its serene setting. Situated on a large premium view lot in a quiet Talega cul-de-sac. This home has a neighbor only on one side making it completely private. With direct access to the trails, you'll find peace of mind on tranquil walks or mountain bike rides. This exclusive Cazadero home offers 5 bedrooms plus master retreat, and 4.5 baths in an open-concept design. Sunlit interiors feature custom stone, granite, and travertine surfaces, soaring 2-story ceilings, elegant archways, and a booming surround sound system featuring 8.5" speakers. The chef's kitchen impresses with granite countertops, an oversized island with bar seating, a cozy breakfast nook, and top-of-the-line Thermador stainless steel appliances. The main floor boasts a formal dining room, a family room, a gathering room with a fireplace, a powder room, and a guest suite. Upstairs, you'll find 3 secondary bedrooms, 2 full baths, and a luxurious owner's suite with peek-a-boo ocean views. The suite includes a soaking tub, an enormous dual head glass-enclosed shower, a huge walk-in closet with a custom organizing system, and a private balcony. The giant 10W Tesla solar system comes complete with two Tesla Power walls. significant energy savings. The home also comes with a whole home water filtration system. Step outside to an entertainer's paradise with a courtyard, wraparound patio, 100,000 gallon salt water,



pebble tech pool & spa. The pool area makes you feel like you are in a resort. BBQ island, outdoor fireplace, and panoramic valley views. The Cazadero collection boasts a prime location next to the Cristianitos Trailhead, close to Liberty Park amenities, and walking distance from Vista

Built in 2005

Essential Information

MLS® #	LG24169561
Price	\$2,799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,082
Acres	0.22
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	John Veytia
Listing Office	Berkshire Hathaway HomeServices Lifestyle Properties

Community Information

Address	12 Corte El Brazo
Area	TL - Talega
Subdivision	Cazadero (CAZA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Spa/Hot Tub, Clubhouse, Dog Park, Fitness Center, Golf Course, Jogging Path, Meeting Room, Picnic Area, Playground, Pool, Sauna, Sport Court, Tennis Court(s), Trail(s)
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Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected
Parking Spaces	3
Parking	Garage, Tandem, Covered, Direct Access, Door-Single, Driveway, Driveway Level, Garage Faces Front, Private, Storage
# of Garages	3
Garages	Garage, Tandem, Covered, Direct Access, Door-Single, Driveway, Driveway Level, Garage Faces Front, Private, Storage
View	City Lights, Neighborhood, Panoramic, Bluff, Hills, Valley
Has Pool	Yes
Pool	Association, Fenced, Filtered, Gas Heat, Heated, In Ground, Private, Salt Water
Security	Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Garden, Landscaped, Level, Cul-De-Sac, Irregular Lot, Sprinkler System, Street Level
Windows	Double Pane Windows, Blinds, Custom Covering(s)
Roof	See Remarks, Spanish Tile, Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Stone
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Balcony, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Granite Counters, High Ceilings, Pantry, Walk-In Pantry, Wired for Data, Wired for Sound
Appliances	SixBurnerStove, Double Oven, Dishwasher, Gas Range, Microwave, Electric Oven, Range Hood, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Dual, Whole House Fan
Fireplace	Yes
Fireplaces	Dining Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

### **Additional Information**

Date Listed	August 16th, 2024
Days on Market	68
Short Sale	N
RE / Bank Owned	N

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