

# **\$2,975,000 - 22 Calle Aveituna, San Clemente**

MLS® #LG24251179

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## **\$2,975,000**

5 Bedroom, 6.00 Bathroom, 4,706 sqft  
Residential on 0 Acres

Mirador (MIRD), San Clemente,

Nestled in the prestigious Mirador tract of Talega, this beautifully remodeled home blends timeless elegance with modern convenience. Built in 2004 and thoughtfully updated, this corner-lot property is situated on a tranquil cul-de-sac street, offering privacy and charm in one of San Clemente's most desirable neighborhoods.

This spacious residence features 5 generously sized bedrooms, each with its own en suite bathroom, plus an additional half bath. A downstairs bedroom suite is ideal for in-law quarters or guest accommodations. The open-concept kitchen with a large island flows seamlessly into the family room, creating the perfect setting for entertaining or casual family living. The home also offers a formal dining room, a game room, and a private home office, ensuring space for work and play alike.

Step outside to enjoy your private oasis, complete with a jacuzzi, a serene courtyard featuring a fountain and outdoor TV, and beautifully landscaped surroundings. Designed with sustainability and comfort in mind, the home is equipped with solar panels, EV charging capabilities, and a whole-home water filtration system.

Located near excellent shopping, hiking trails, and just a short drive from the beach, this exceptional home captures the essence of Southern California living.



Built in 2004

## Essential Information

MLS® #	LG24251179
Price	\$2,975,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,706
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Nicholas Hartman li
Listing Office	Pacific Sotheby's International Realty

## Community Information

Address	22 Calle Aveituna
Area	TL - Talega
Subdivision	Mirador (MIRD)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Picnic Area, Playground, Pool, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	3
Parking	Garage, Driveway, Garage Faces Front
# of Garages	3
Garages	Garage, Driveway, Garage Faces Front
View	Hills, City Lights, Neighborhood
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Security System, Fire Sprinkler System, Carbon Monoxide Detector(s), Fire

Detection System, Smoke Detector(s)

## Exterior

Exterior Block, Concrete, Drywall, Stucco  
Exterior Features Rain Gutters, Lighting  
Lot Description ZeroToOneUnitAcre, Corner Lot, Cul-De-Sac, Landscaped, Near Park  
Windows Double Pane Windows, Custom Covering(s), Screens, Shutters  
Construction Block, Concrete, Drywall, Stucco  
Foundation Slab

## Interior

Interior Carpet, Laminate, Wood  
Interior Features Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Beamed Ceilings, Block Walls, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Dressing Area, Eat-in Kitchen, Entrance Foyer, Granite Counters, High Ceilings, Loft, Separate/Formal Dining Room, Storage, Two Story Ceilings, Wired for Data  
Appliances Built-In Range, Disposal, Gas Range, Refrigerator, Convection Oven, Dishwasher, Electric Oven, Self Cleaning Oven  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room, Living Room, Primary Bedroom  
# of Stories 2  
Stories Two

## School Information

District Capistrano Unified

## Additional Information

Date Listed December 15th, 2024  
Days on Market 58  
Short Sale N  
RE / Bank Owned N

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