

# \$6,500 - 6 Via Abajar, San Clemente

MLS® #LG25185632

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## \$6,500

4 Bedroom, 3.00 Bathroom, 2,615 sqft  
Residential Lease on 0 Acres

San Lucar (SANL), San Clemente,

Welcome to this Spanish Mediterranean-style turnkey home, ideally located on one of the friendliest streets in San Clemente, all within walking distance of the award-winning Vista del Mar Elementary and Middle School. Extensively remodeled in 2024, the home features a chef's kitchen designed by Realm Design Co. of San Diego with all new Jenn-Air appliances, a dramatic full slider that opens the living space to the backyard for seamless indoor-outdoor living as well as striking architectural upgrades including black-framed windows, smooth stucco, and multiple casing windows that open wide to embrace the area's mild coastal climate.

The open floor plan offers both elegance and comfort, with a first-floor bedroom and full bath. The home flows into the formal dining room, with a welcoming living room, an upgraded family room equipped with full media wiring, five overhead speakers and a contemporary fireplace design. Upstairs, the spacious master suite provides a serene retreat with a soaking tub, separate shower, dual vanities, an oversized walk-in closet and two custom built-in armoires. All upstairs bedrooms are well appointed with custom California Closets shelving and drawers. Additional amenities include a Jack-and-Jill bathroom, a loft area, a conveniently located upstairs laundry room as well as brand new AC, a whole house fan and reverse osmosis



water filtration.

Designed for both relaxation and entertaining, the backyard features a custom fireplace, a pergola, and a comfortable sitting area, all set against a backdrop of mature trees that provide both privacy and shade. The neighborhood itself is a rare find—each holiday season, neighbors join together to create a festive Christmas light canopy, and year-round community events foster a strong sense of connection.

As part of the Talega community, residents enjoy access to resort-style amenities including a championship golf course, three pools, a clubhouse, tennis courts, scenic trails, a sports park, and shopping at Talega Village—all just a short drive from the beach.

Built in 2004

### Essential Information

MLS® #	LG25185632
Price	\$6,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,615
Acres	0.16
Year Built	2004
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Nicholas Hartman li
Listing Office	Pacific Sotheby's International Realty

### Community Information

Address 6 Via Abajar

Area	TL - Talega
Subdivision	San Lucar (SANL)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Sewer, Trash Collection, Water, Cable Available
Parking Spaces	5
# of Garages	2
View	None
Pool	None

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Windows	Casement Window(s)
Roof	Spanish Tile
Foundation	Slab

### **Interior**

Interior	Carpet, Laminate
Interior Features	Bedroom on Main Level, Beamed Ceilings, Built-in Features, Ceiling Fan(s), In-Law Floorplan, Jack and Jill Bath, Loft, Open Floorplan, Walk-In Closet(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# 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 15th, 2025
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Days on Market 18

Short Sale N

RE / Bank Owned N

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