

# **\$2,149,000 - 3507 Tres Rios, San Clemente**

MLS® #ND24012905

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## **\$2,149,000**

5 Bedroom, 3.00 Bathroom, 3,317 sqft  
Residential on 0 Acres

El Encanto (ELE), San Clemente,

This rare gem is located at the top of the hill in the prestigious El Encanto neighborhood at Forster Ranch in San Clemente. Situated on an expansive, premier cul-de-sac lot, this home boasts breathtaking sunsets, with both ocean and mountain views! Step into your dream home, offering 5 bedrooms and 3 bathrooms across 3,317 square feet of meticulously designed living space.

Showcasing Southern California's best location, this home presents a rare opportunity, and is perfect for any lifestyle. An entertainer's delight, find tremendous indoor/outdoor living while providing a distinctive setting for your intimate gatherings or grand events accommodating over 100 seated guests in the backyard alone! Enter the formal foyer and be captivated by the elegance of the living room and formal dining room, adorned with voluminous ceilings, endless windows, elegant marble and Brazilian cherry hardwood floors and a crystal chandelier. French doors and front plantation shutters enhance the charm and character. First level features an office/guest room with attached bathroom, perfect for remote work or hosting guests. The gourmet kitchen is a Chef's delight with picture window, equipped with Bosch, Kitchen Aid, and Thermador appliances, a spacious walk-in pantry, pot rack, and center island with butcher block countertop. A reverse-osmosis filtration system ensures pure and refreshing water for your family. The family/great room, with fireplace



and charming nook, opens to the backyard through dual sets of French doors. A large laundry room with built-in hamper, outdoor access, and storage adds convenience. New carpet upstairs, landing area with linen storage leads to three secondary bedrooms and the luxurious primary suite noted as a sanctuary of relaxation, with fireplace in the sitting area, ocean view, a Jacuzzi spa tub, separate shower, and customized walk-in closet. Brazilian cherry hardwood and travertine flooring add to the beauty. Built-in central vacuum, dual-zone AC, and ceiling fans in all rooms. The outdoor space is paradise with many entertaining and storage areas. The pool and spa include a cascading rock waterfall, fiber optic light system, and Jandy Aqua Controls. Entertain in style at the built-in BBQ area with a Fire Magic grill, side burner, refrigerator, and sink. Fresh herbs and vegetables await in the custom side garden, surrounded by fruit trees including Pomegranate, Lemon and Lime with lush newly sodded lawns on flagstone patios. NO MELLO ROOS!

Built in 1995

### **Essential Information**

MLS® #	ND24012905
Price	\$2,149,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,317
Acres	0.22
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Traditional
Status	Closed

Listing Agent	Mary Chaparro
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	3507 Tres Rios
Area	FR - Forster Ranch
Subdivision	El Encanto (ELE)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Maintenance Grounds
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Direct Access, Driveway Level, On Street, Side By Side
# of Garages	3
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Direct Access, Driveway Level, On Street, Side By Side
View	Hills, Trees/Woods, Catalina, City Lights, Mountain(s), Neighborhood, Ocean, Panoramic, Park/Greenbelt, Pool, Valley, Water
Has Pool	Yes
Pool	Fenced, In Ground, Lap, Private, Tile, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	2-5 Units/Acre, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Garden, Landscaped, Lawn, Level, Sprinkler System, Street Level, Yard
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Concrete, Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Stone, Wood
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Interior Features	Ceiling Fan(s), High Ceilings, Bedroom on Main Level, Built-in Features, Cathedral Ceiling(s), Central Vacuum, Ceramic Counters, Entrance Foyer, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Solid Surface Counters, Storage, Two Story Ceilings, Walk-In Closet(s), Walk-In Pantry
Appliances	Refrigerator, Barbecue, Dishwasher, Disposal, Double Oven, Dryer, Freezer, Microwave, Trash Compactor, Washer, Water Heater
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Primary Bedroom
# of Stories	2
Stories	Two

### School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

### Additional Information

Date Listed	January 24th, 2024
Days on Market	31
Short Sale	N
RE / Bank Owned	N

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