

# **\$2,280,000 - 308 Via Los Tilos, San Clemente**

MLS® #NP25014786

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## **\$2,280,000**

5 Bedroom, 5.00 Bathroom, 3,536 sqft  
Residential on 0 Acres

San Rafael (SANR), San Clemente,

Welcome to your dream home at 308 Via Los Tilos in beautiful Talega in San Clemente. Nestled on a tranquil cul-de-sac, this spacious 5-bedroom, 4.5-bathroom residence offers 3,536 square feet of luxurious living space on a nearly 6,000 square-foot lot. Conveniently located just steps away from award-winning Vista Del Mar Elementary School.

Step inside to discover flooring, abundant lighting, and a custom staircase that sets the tone for elegance throughout. The first floor features an ensuite bedroom, perfect for guests or family members seeking privacy. The open living area off the kitchen boasts built-ins and a cozy fireplace with a new mantle and laser-cut marble mosaic tile surrounding the fireplace, creating a warm and inviting atmosphere for gatherings.

The heart of the home is the newly renovated kitchen, complete with stunning quartz countertops, a new sink, Matchstick Mosaic tile backsplash, and a large island with counter seating that's perfect for culinary adventures. A pantry provides ample storage, while the formal dining room, ideal for hosting dinner parties, includes a storage area and wine refrigerator.

In addition, on the first floor, there is a large office or media room that closes off to the rest of the home for privacy.



Upstairs you will find the primary suite is a true retreat, featuring dual walk-in closets and a large luxurious bathroom. The 3 additional well-sized bedrooms with ensuite bathrooms offer plenty of space for family or guests.

The laundry room has just been renovated to include new countertops, a new sink and faucet, and porcelain flooring.

Outside, the backyard is an entertainer's paradise with a pool, spa, and putting green. Enjoy the California sunshine from your private outdoor space. The stone fountain near the entry adds a touch of elegance to the exterior.

A shopping center, Talega's 18-hole championship golf course, and beaches and parks are conveniently located nearby. The home is a short distance from the charming downtown area where unique shops, fine dining, and the famed San Clemente Pier lines miles of beaches. A vibrant community awaits you.

Don't miss the chance to make this stunning San Clemente home.

Built in 2000

### **Essential Information**

MLS® #	NP25014786
Price	\$2,280,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,536
Acres	0.13
Year Built	2000
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laurie Eastman
Listing Office	Compass

### **Community Information**

Address	308 Via Los Tilos
Area	TL - Talega
Subdivision	San Rafael (SANR)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Pool, Barbecue, Clubhouse, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Picnic Area, Playground, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Phone Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Heated, In Ground, Private, Association, Waterfall
Security	Fire Detection System, Smoke Detector(s), Carbon Monoxide Detector(s), Fire Sprinkler System

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Street Level, Drip Irrigation/Bubblers, Front Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Walkstreet, Yard
Windows	Double Pane Windows, Plantation Shutters, Screens
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Pantry, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Balcony, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Crown Molding, Jack and Jill Bath, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Two Story Ceilings
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Double Oven, Electric Oven, Gas Cooktop, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas
# 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	January 19th, 2025
Days on Market	49
Short Sale	N
RE / Bank Owned	N

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