

\$2,099,000 - 25 Via Garona, San Clemente

MLS® #NS25010565

\$2,099,000

4 Bedroom, 4.00 Bathroom, 2,941 sqft
Residential on 0 Acres

Catania (CATN), San Clemente,

Introducing an impeccably upgraded, move-in ready luxury home in the prestigious gated Catania neighborhood of Talega, San Clemente. Set on a prime corner lot opposite preserved open space, this two-story, 4 bedroom, 3 bathroom residence spans nearly 3,000 square feet and showcases exceptional style and comfort. The home's exterior is highlighted by a charming covered porch and newly landscaped, mature grounds. Inside, you'll find professionally designed spaces adorned with wood flooring, custom paint, subtle archways, plantation shutters, bespoke lighting, and custom hand-carved wood doors, adding a unique touch of artistry. A versatile office with stunning windows awaits, alongside an elegant staircase and a formal dining room featuring wainscoting. The family room is enhanced by surround sound and a stone fireplace, while the newly remodeled kitchen shines with custom cabinetry, quartz countertops, an island, pantry, nook, spice drawers, butler's pantry, farmhouse sink, built-in Viking refrigerator, Dacor cooktop, and double ovens. The primary suite on the main level offers direct backyard access, a walk-in closet with custom built-ins, and an upgraded bath with a picture-frame mirror, jetted tub, and separate shower. Upstairs, a loft with a balcony and built-in cabinets is joined by two bedrooms sharing a bath and a junior suite with a view. The expansive grounds include a two-car garage with a Tesla charger for your convenience. The home is equipped with an



owned solar system, and the patio features a solar-powered covering that gives you the ability to control the amount of shade for comfort. Enjoy the proximity to Tierra Grande Park, top-rated Talega schools, shopping centers, and golf courses, as well as just a few minutes to San Clemente's beautiful beaches and iconic pier. Experience luxury living at its finest in this remarkable Talega residence!

Built in 2004

Essential Information

MLS® #	NS25010565
Price	\$2,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,941
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michael Bettes
Listing Office	LPT Realty, Inc.

Community Information

Address	25 Via Garona
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Meeting Room, Barbecue, Billiard Room, Clubhouse, Game Room, Meeting/Banquet/Party Room, Other Courts, Outdoor Cooking Area, Picnic
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	Area, Playground, Pool, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Water Connected, Cable Available, Natural Gas Connected, Phone Available, Sewer Connected
Parking Spaces	4
Parking	Garage, Garage Door Opener, Driveway
# of Garages	2
Garages	Garage, Garage Door Opener, Driveway
View	Hills, Neighborhood
Has Pool	Yes
Pool	Association, Heated, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Prewired, Security Gate, Smoke Detector(s)

Exterior

Lot Description	Corner Lot, Back Yard, Drip Irrigation/Bubblers, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens
Roof	Spanish Tile

Interior

Interior	Tile, Wood, Stone
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Jack and Jill Bath, Main Level Primary, Paneling/Wainscoting, Quartz Counters, Stone Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Convection Oven, Double Oven, Electric Oven, Freezer, Ice Maker, Self Cleaning Oven, SixBurnerStove
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Masonry, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	January 15th, 2025
Days on Market	50
Short Sale	N
RE / Bank Owned	N

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