

\$1,699,000 - 25 Via Garona, San Clemente

MLS® #OC23035156

\$1,699,000

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

Catania (CATN), San Clemente,

Exceptionally upgraded and completely move-in ready, this luxurious San Clemente home in Talega's gated Catania neighborhood is generous in size and style. Nestled on a corner homesite opposite preserved open space, the two-story residence is characterized by a covered entry porch and mature landscaping. Interior spaces are professionally embellished with wood flooring, handsome millwork, custom paint in a pleasing palette, subtle archways, plantation shutters and custom lighting. Just off the foyer awaits a versatile office with gorgeous window, an elegant staircase, and a formal dining room with wainscoting and a shimmering LED chandelier. Surround sound and a stacked-stone fireplace enrich the family room, and the newly remodeled kitchen proudly displays white Shaker cabinetry, quartz countertops, an island, pantry, nook, spice drawers, butler's pantry, farmhouse sink, a built-in Viking refrigerator, Dacor cooktop and GE Monogram double ovens. Envious style awaits in the first-level primary suite, which opens to the backyard and presents a walk-in closet with custom built-ins, and an upgraded bath with picture-frame mirror, jetted tub and separate shower. A loft with balcony and built-in cabinets is located upstairs and is joined by two bedrooms that share a bath and another ensuite bedroom with large picture window. Approximately 2,941 square feet, the four-bedroom, four-bath residence is powered by an owned solar system and boasts a new



solar-powered louvered patio cover in the backyard that can open and close for sun or shade. Grounds span about 6,229 square feet and a two-car garage is featured. Tierra Grande Park is just around the corner, and Talega's excellent schools, shopping centers and golf courses are close by. A quick drive leads to San Clemente's picturesque beaches and classic pier.

Built in 2004

Essential Information

MLS® #	OC23035156
Price	\$1,699,000
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	Doug Echelberger
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

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

Amenities

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

Exterior

Lot Description	Back Yard, Corner Lot, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers On Side, Sprinkler System, Street Level, Yard
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens
Roof	Spanish Tile

Interior

Interior	Stone, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Paneling/Wainscoting, Quartz Counters, Stone Counters, Recessed Lighting, Storage, Tile Counters, Bedroom on Main Level, Jack and Jill Bath, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	6 Burner Stove, Convection Oven, Double Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven
Heating	Forced Air, Fireplace(s)
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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Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

Additional Information

Date Listed	February 28th, 2023
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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