

# \$1,649,000 - 5 Corte Sevilla, San Clemente

MLS® #OC23035177

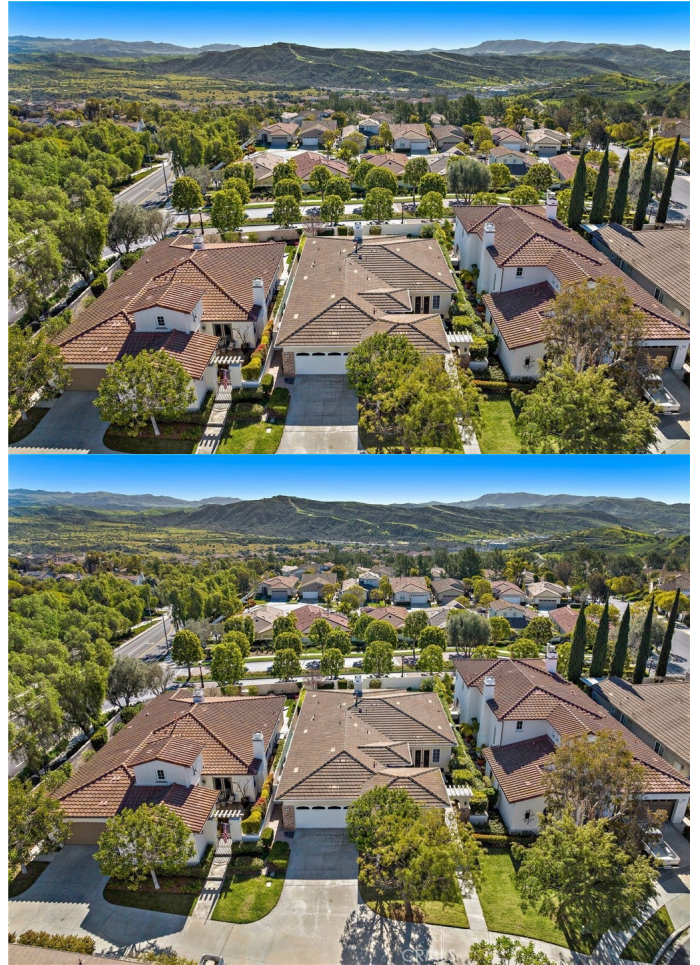
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## \$1,649,000

3 Bedroom, 2.00 Bathroom, 2,401 sqft  
Residential on 0 Acres

Sandbridge (SAND), San Clemente,

Live the life you have earned at this beautifully upgraded single-level home in San Clemente's gate-guarded Talega Gallery collection, which is reserved for those 55 and better. The Sandbridge community is the premier development in the Gallery community, and this was the former model home. Spanning approximately 2,401 square feet, the generously proportioned residence welcomes guests with a gated courtyard that leads to an arched leaded-glass entry door. Natural light illuminates the foyer and gallery-style hall, which provides passage to bedrooms and living areas that are nicely separated for privacy. One bedroom is showcased as a home office, complete with custom built-in cabinetry, shelving, and French doors leading to the courtyard. Another room opens to the courtyard and is ideal as a formal living or dining room—whichever suits your lifestyle best. A bright and open great room encompasses a casual dining area, a living area with built-in entertainment center and fireplace, and a grand kitchen with an abundance of white cabinetry, backyard access, a built-in desk, white-on-white appliances including a double oven, under-cabinet lighting, a pantry, limestone countertops with a subway tile backsplash, and a large island with a circular bar. Three bedrooms and two baths include a primary suite adorned with a shiplap ceiling, walk-in closet, soaking tub, separate shower, two sinks and a sit-down vanity. The oversized



laundry room features ample storage and a sink, and the attached two-car garage offers built-in cabinetry. Designer enrichments are led by wood flooring with tile inlays, luxurious carpet in select rooms, plantation shutters, custom paint, elegant wall treatments, tray ceilings, crown molding and mirrored wardrobe doors. Entertain under the sun in an inviting backyard with two patios, water-saving turf and raised planters on a homesite of about 6,379 square feet. The home has been repiped and the owners has kept excellent maintenance records being the first owner of the home. Close to Talega's golf course, parks, trails and shopping centers, Talega Gallery reveals a private resort clubhouse with pool and spa, numerous social clubs, and a full calendar of fitness and fun-filled community events.

Built in 2000

### Essential Information

MLS® #	OC23035177
Price	\$1,649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,401
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Pacific Sotheby's Int'l Realty

### Community Information

Address	5 Corte Sevilla
Area	TL - Talega

Subdivision	Sandbridge (SAND)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Sport Court, Fitness Center, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, Storage
# of Garages	2
Garages	Concrete, 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	Fire Detection System, Fire Sprinkler System, Security Gate, Key Card Entry, Smoke Detector(s)

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Sprinklers In Front, Lawn, Landscaped, Sprinklers On Side, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens, Stained Glass
Roof	Spanish Tile

## Interior

Interior	Carpet, Stone, Wood
Interior Features	Built-in Features, Tray Ceiling(s), High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Track Lighting, Wired for Sound, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven, Trash Compactor, Vented Exhaust Fan, Water To Refrigerator

Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

### **Additional Information**

Date Listed	March 2nd, 2023
Days on Market	54
Short Sale	N
RE / Bank Owned	N

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