

\$2,998,000 - 18 Via Alcamo, San Clemente

MLS® #OC23051047

\$2,998,000

5 Bedroom, 6.00 Bathroom, 4,850 sqft
Residential on 0 Acres

Alta (ALTA), San Clemente,

Experience the very finest of Talega as this custom-caliber estate-style home in the scenic coastal hills of San Clemente. Positioned near the highest point of Talega in the exclusive Alta enclave, the beautifully upgraded residence offers panoramic ocean, valley, hill and city-light views from indoor and outdoor living areas. Approximately 9,610 sqft, the home's oversized lot is located on a coveted single-loaded cul-de-sac street and features a gated entry courtyard with a majestic shade tree, a private side courtyard, and BBQ and a tranquil backyard with a Pebble Tec pool and spa. Custom hardscaping, stone decking and bubbling fountains lend a serene vibe that is appreciated when relaxing and entertaining. A rotunda foyer welcomes all into a light-filled residence of approximately 4,850 sqft that hosts a living room with fireplace, and a formal dining room with built-in buffet and French doors that open to both courtyards. Warmed by a fireplace, the great room flows to a gourmet kitchen that presents a large island with bar seating, handsome wood cabinetry, a breakfast nook with loggia access, a full tile backsplash, and high-end stainless-steel appliances from Thermador, including double ovens, a six-burner range with griddle, and a built-in refrigerator. Five ensuite bedrooms and 5.5 baths include a main-level primary suite with dual walk-in closets, a retreat with built-in desks, separate vanities, a soaking tub and a sumptuous shower. A versatile game/bonus



room opens to a sunny view deck and boasts a secondary kitchen and built-in entertainment center, making it ideal for memorable movie nights with friends and neighbors. Attention is lavished on every detail throughout the home, including custom built-ins, Venetian plaster accent walls, brick accent walls, custom window treatments, surround sound, 12" base molding, custom closets in all bedrooms, custom lighting fixtures, and slate, wood and Berber flooring. Two tankless water heaters maximize efficiency, a whole-house water filtration system is included, and the two-car garage features built-in cabinetry and epoxy flooring. Master-planned Talega is renowned for its abundance of community advantages, including miles of hiking trails, a broad spectrum of shopping and entertainment centers, a championship golf course, swimming and sports parks, and award-winning schools. San Clemente's pier and beaches are mere moments away.

Built in 2009

Essential Information

MLS® #	OC23051047
Price	\$2,998,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,850
Acres	0.22
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

Community Information

Address	18 Via Alcamo
Area	TL - Talega
Subdivision	Alta (ALTA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Sport Court, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, Storage, Tandem
# of Garages	4
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, Storage, Tandem
View	Catalina, Hills, Ocean, Panoramic, Valley, Water
Has Pool	Yes
Pool	Heated, In Ground, Pebble, Private, Salt Water, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Near Park, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level, Yard
Windows	Blinds, Casement Window(s), Custom Covering(s), Double Pane Windows, Drapes, Low Emissivity Windows, Screens, Stained Glass, Wood Frames
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Stone, Wood
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Interior Features	Wet Bar, Built-in Features, Brick Walls, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Wired for Data, Wired for Sound, Bedroom on Main Level, Dressing Area, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	6 Burner Stove, Barbecue, Convection Oven, Double Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Tankless Water Heater, Water To Refrigerator, Water Purifier
Heating	Forced Air, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Masonry, Outside, Raised Hearth
# 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	March 29th, 2023
Days on Market	175
Short Sale	N
RE / Bank Owned	N

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