

\$2,449,000 - 1400 Manera Ventosa, San Clemente

MLS® #OC23053900

\$2,449,000

5 Bedroom, 4.00 Bathroom, 2,946 sqft
Residential on 0 Acres

Reserve South (RESS), San Clemente,

Discover luxury coastal living in this stunning, newly upgraded ocean view home in the gated community of Reserve South. This exceptional residence features a bright and airy Chef's kitchen open to the family room, ideal for both everyday living and entertaining. The kitchen is equipped with high-end appliances, including a 6-burner Wolf range, Wolf microwave drawer, Zephyr wine refrigerator, and Sub-Zero refrigerator with a 2-drawer freezer. The spacious walk-in pantry and Fisher & Paykel double drawer dishwasher add convenience to the culinary experience.

With 4 bedrooms plus an office/5th bedroom, 4 beautifully laid out bathrooms, a loft, and a separate living room, this 2,946 sq ft home offers plenty of space and flexibility. The thoughtfully designed upgrades include heavy-duty doors, remote-controlled window coverings, and designer built-in shelving and drawers in the closets. Recent improvements such as Pex piping and new air conditioning ensure comfort and peace of mind.

Step outside to discover your own private oasis in the front and back yards. Enjoy evenings by the firepit, relax on the covered patio, or indulge in the above ground jacuzzi with ambient lighting. The built-in BBQ and bar seating for 8 make outdoor entertaining a breeze. The property also features a convenient seating area, surround sound, and a small refrigerator.

Located near beaches, shopping, dining, parks, and schools, this home offers a



convenient coastal lifestyle. The community amenities include a pool, spa, and park, providing additional opportunities for relaxation and recreation. With no Mello Roos and low HOA dues, this residence presents a unique opportunity for luxurious coastal living.

Built in 2003

Essential Information

MLS® #	OC23053900
Price	\$2,449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,946
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
Listing Agent	Tracy Briles
Listing Office	Tracy Briles, Broker

Community Information

Address	1400 Manera Ventosa
Area	FR - Forster Ranch
Subdivision	Reserve South (RESS)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Barbecue, Picnic Area, Playground, Pool, Pet Restrictions, Spa/Hot Tub, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3

Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Side By Side, Storage, Tandem
# of Garages	3
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized, Side By Side, Storage, Tandem
View	Hills, Meadow, Ocean
Has Pool	Yes
Pool	Gunitite, In Ground, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Smoke Detector(s)

Exterior

Exterior	Cement Siding, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Street Level
Windows	Blinds, Double Pane Windows, Drapes, Screens
Roof	Concrete, Tile
Construction	Cement Siding, Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Wired for Data, Wired for Sound, Bedroom on Main Level, Entrance Foyer, Loft, Walk-In Pantry, Walk-In Closet(s)
Appliances	6 Burner Stove, Built-In Range, Convection Oven, Double Oven, Dishwasher, Electric Range, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Water Heater, Water Purifier
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
Stories	Two

School Information

District	Capistrano Unified
High	San Clemente

Additional Information

Date Listed	April 1st, 2023
Days on Market	100
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 4th, 2024 at 6:25pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.