

# **\$1,644,000 - 243 Via Sedona, San Clemente**

MLS® #OC23064578

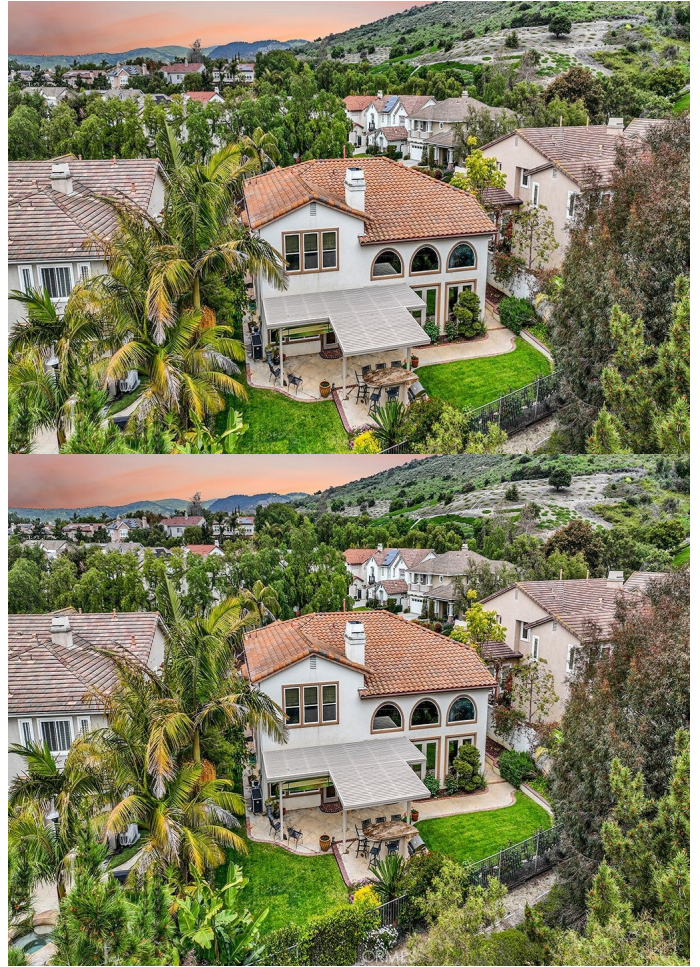
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**\$1,644,000**

4 Bedroom, 3.00 Bathroom, 2,931 sqft  
Residential on 0 Acres

Monterey (MONT), San Clemente,

BEAUTIFUL HOME ON A GENEROUSLY SIZED LOT IN TALEGAS EXTREMELY DESIREABLE MONTEREY TRACT. PRESENTING GREAT CURB APPEAL, THIS AMAZING TWO-STORY HOME BOASTS 4 BEDROOMS (INCLUDING 1 BEDROOM DOWNSTAIRS WITH AN ADJACENT FULL BATHROOM) 3 BATHROOMS AND AN ADDITIONAL DOWNSTAIRS OFFICE!!! This very desirable floor plan offers a large open concept kitchen and family room. Kitchen includes quartzite counter-tops with beautiful tile backsplash, a perfectly sized island and stunning cabinetry. Further enhancing the downstairs is the living room, dining area, a bedroom, a full bathroom, laundry room and direct access to the nicely sized and exclusively private backyard. The downstairs office is perfect for the work at home environment and offers a beautiful wall of built-ins. Upstairs the master bedroom offers a nice view, beautiful built-ins and flows seamlessly into the master bathroom presenting dual vanities, a soaking tub, walk-in shower, upgraded tile flooring and dual walk-in closets with built-ins. Completing the second level are two guest bedrooms connected with a Jack & Jill bathroom. The spacious and extremely private backyard presents a built-in BBQ with bar seating all nestled under the stylish awning. Beautiful lawn space and mature landscaping make this a perfect place for entertainment and relaxation. THIS PROPERTY IS A MUST SEE!!! Talega



amenities include pools, parks, sport courts, biking and hiking trails.

Built in 2001

### Essential Information

MLS® #	OC23064578
Price	\$1,644,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,931
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

### Community Information

Address	243 Via Sedona
Area	TL - Talega
Subdivision	Monterey (MONT)
City	San Clemente
County	Orange
Zip Code	92673

### Amenities

Amenities	Call for Rules, Clubhouse, Sport Court, Meeting Room, Management, Other Courts, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway, Garage
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage
View	Hills

Has Pool	Yes
Pool	Association
Security	Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Concrete, Stone, Stucco
Exterior Features	Awning(s), Barbecue, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Lawn, Landscaped, Near Park, Yard
Roof	Spanish Tile
Construction	Drywall, Concrete, Stone, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan, Quartz Counters, Recessed Lighting, Tile Counters, Bedroom on Main Level, Jack and Jill Bath, Walk-In Closet(s)
Appliances	Built-In Range, Double Oven, Disposal, Microwave, Refrigerator, Range Hood, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# 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	April 21st, 2023
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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