

\$2,499,000 - 73 Via Regalo, San Clemente

MLS® #OC23069463

\$2,499,000

5 Bedroom, 5.00 Bathroom, 3,703 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

A STUNNING, HIGHLY UPGRADED POOL HOME IN TALEGAS SOUGHT AFTER STELLA MARE TRACT. This 3703 square foot home features five bedrooms (One en-suite downstairs bedroom with direct access to the resort like backyard) and four and a half baths with a downstairs office/living room perfect for the work from home environment. Upon entering through the Dutch door you are greeted with imported French Oak flooring that spans most of the downstairs. This desired floor plan presents an open concept family room, dining area & kitchen. Featuring tons of natural light (owners added 3 windows) the kitchen presents a massive Italian quartzite island, bar seating for six, Schuler cabinetry and stainless steel Kitchen Aid appliances. The downstairs is completed with a formal dining room that flows directly out to the large side yard with a fireplace, sitting area and raised herb garden. Upstairs you are greeted with the luxurious master suite that spans into the spa like master bath offering dual vanities, granite countertops, a soaking tub and an oversized shower with gorgeous Arto tiling. A RARE OVERSIZED LOFT SITUATED AS A MOVIE THEATER (with kitchenette and new Sony movie projector), an en-suite bedroom, two additional bedrooms, a full bathroom and laundry room complete the spacious upstairs. THE "RESORT STYLE" BACKYARD OFFERS A REMODELED POOL & SPA (Allen Smith Pools), A GIANT CABANA WITH OUTDOOR KITCHEN & NEW GRILL, OUTDOOR



SHOWER, 50 LANDSCAPE LIGHTS AND A WIDE ARRAY OF FRUIT TREES. (Lemon, lime, pomegranate, kumquat, tangerine, orange, grapefruit, guava & avocado.) Additional home & yard upgrades include new plumbing & light fixtures, exterior & interior paint, Arto tile flooring in all baths, whole house water softener, reverse osmosis & insta hot Culligan, new water heater, new HVAC systems, re-pipe, Epoxy & storage in the 3 car garage, Tesla solar and a Rivian brand EV charger. DON'T MISS THIS OPPORTUNITY TO OWN THIS STUNNING PROPERTY!!! Talega amenities include pools, parks, sport courts, biking and hiking trails.

Built in 2005

Essential Information

MLS® #	OC23069463
Price	\$2,499,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,703
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

Community Information

Address	73 Via Regalo
Area	TL - Talega
Subdivision	Stella Mare (STLM)
City	San Clemente

County	Orange
Zip Code	92673

Amenities

Amenities	Call for Rules, Clubhouse, Sport Court, Meeting Room, Meeting/Banquet/Party Room, Other Courts, Picnic Area, Playground, Pickleball, Pool, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete, Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage, Storage
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage, Storage
View	None
Has Pool	Yes
Pool	In Ground, Pebble, Private, Association
Security	Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Drywall, Glass, Concrete, Stone, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Front Yard, Garden, Near Park, Yard
Windows	Plantation Shutters
Roof	Spanish Tile
Construction	Drywall, Glass, Concrete, Stone, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Granite Counters, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Recessed Lighting, Tile Counters, Wired for Sound, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Microwave, Refrigerator, Range Hood, Water Softener, Water Heater, Water Purifier
Heating	Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside

# 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 27th, 2023
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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