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

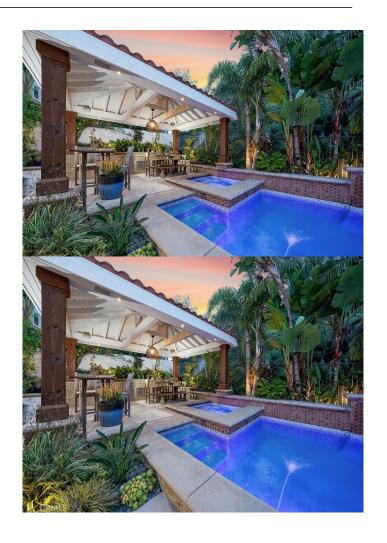
MLS® #OC23069463

# \$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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