

# **\$1,379,000 - 1213 Via Visalia, San Clemente**

MLS® #OC23074687

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## **\$1,379,000**

4 Bedroom, 3.00 Bathroom, 2,764 sqft  
Residential on 0 Acres

Brisa Del Mar (BDM), San Clemente,

B.O.M BEAUTIFUL HOME WITH OCEAN VIEWS IN THE DESIRABLE BRISA DEL MAR TRACT IN SAN CLEMENTE. GORGEOUS TRAVERTINE FLOORING GREATS YOU AT THE ENTRANCE LEADING TO THE KITCHEN AND INSIDE LAUNDRY AREA. GORGEOUS KITCHEN IS FINISHED IN DARK GRANITE, BLACK APPLIANCES, AND TRAVERTINE FLOORS, ALONG WITH A GORMET 6 BURNER STOVE. THE DOWNSTAIRS BEDROOM IS VERY PRIVATE AND IS AN EXCELLANT FOR AN OFFICE OR FOR GUEST. THE MASTER BEDROOM FEATURES OCEAN VIEWS, AND OPEN AREA BATHROOM FEATURING TRAVERTINE DOUBLE SINKS, DUAL CLOSETS, OVAL BATH TUB AND ENCLOSED SHOWER. 2 MORE LARGE ROOMS COMPLETE THE UPSTAIRS, WITH MIRRORED WARDROBES AND ONE HAS ITS OWN OUTSIDE PRIVATE BALCONY! OUTSIDE ENTERTAINING IS FABULOUS WITH BUILT IN BBQ AND GLASS WINDGARDS, ALONG WITH MANY TREES GIVING IN INTIMATE FEEL WHILE ENJOYING THE GENTLE BREEZE AND OCEAN VIEWS. BRISA DEL MAR OFFERS 2 BEAUTIFUL OCEAN VIEWING PARKS ALONG WITH A INCREDIBLE OCEAN VIEW COMMUNITY POOL. JUST MINUTES TO SHOPS AND FREEWAYS, CLOSE TO SCHOOLS, PARKS AND ACCESS TO MILES OF BEAUTIFUL TRAILS ALONG THE FAMED RIDGELINE TRAIL!YOUR BEACHLIFE



STARTS HERE IN BEAUTIFUL SAN CLEMENTE!! PROPERTY TO BE SOLD "AS IS" WITH NO TERMITE WORK OR GENERAL REPAIRS.

Built in 1990

### Essential Information

MLS® #	OC23074687
Price	\$1,379,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,764
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jeffrey Lacarre
Listing Office	LaCarre Realty

### Community Information

Address	1213 Via Visalia
Area	RS - Rancho San Clemente
Subdivision	Brisa Del Mar (BDM)
City	San Clemente
County	Orange
Zip Code	92672

### Amenities

Amenities	Picnic Area, Pool, Spa/Hot Tub
Parking Spaces	3
# of Garages	3
View	Catalina, Ocean
Has Pool	Yes
Pool	Community, Association

**Exterior**

Lot Description	Front Yard, Street Level
Roof	Tile

**Interior**

Interior Features	Built-in Features, Balcony, Granite Counters, Open Floorplan, Sunken Living Room, Entrance Foyer, Primary Suite
Appliances	Built-In Range, Barbecue, Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air, Electric, Gas
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

**School Information**

District	Capistrano Unified
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**Additional Information**

Date Listed	May 10th, 2023
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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