

\$2,228,000 - 33 Via Armilla, San Clemente

MLS® #OC23084671

\$2,228,000

4 Bedroom, 4.00 Bathroom, 3,370 sqft
Residential on 0 Acres

Vittoria (VITT), San Clemente,

SPECTACULAR UPGRADED VIEW HOME IN TALEGA'S HIGHLY SOUGHT AFTER VITTORIA TRACT. This gorgeous property is the epitome of luxury. Privately situated in THE GATED COMMUNITY OF VITTORIA, this 3,370 square foot home features 4 bedrooms and 4 baths. Captivating hills views are offered to you from both levels. Upon entering you are greeted with stunning oak flooring that spans the downstairs. Conveniently located at the front of the home is the office, featuring a built in desk and bookshelves. The open concept kitchen and family room boasts a massive quartz center island, high-end appliances, a dining area with added under window bench all showcased by the amazing view. The downstairs is completed with a massive living room/formal dining area, downstairs bedroom with adjacent full bath, all beautifully remodeled. Upstairs presents the luxurious primary suite, with private balcony boasting forever views. The spa like master bath offers dual vanities, quartz countertops, a soaking tub, an oversized shower and two closets. Completing the upstairs are two en-suite guest bedrooms, a bonus room with a built-in and the beautifully upgraded laundry room. Additional home upgrades include plantation shutters, drapes, blinds, shades, crown molding, nest thermostats, built-in speakers throughout, upgraded lighting, water softener, Pex piping, solar power, EV charger and a redesigned driveway adding room for a 3rd car. The stunning backyard includes amazing



views, exterior lighting, drought tolerant landscaping/drip irrigation, a built-in BBQ with barstool seating, a covered outdoor dining area with heater & fan and above ground spa. THIS HOME IS A MUST SEE !!! Talega amenities include pools, parks, sport courts, biking and hiking trails.

Built in 2005

Essential Information

MLS® #	OC23084671
Price	\$2,228,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,370
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

Community Information

Address	33 Via Armilla
Area	TL - Talega
Subdivision	Vittoria (VITT)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Call for Rules, Clubhouse, Sport Court, Meeting Room, Management, Meeting/Banquet/Party Room, Other Courts, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone

	Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage
# of Garages	2
Garages	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage
View	Hills, Panoramic
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Smoke Detector(s)

Exterior

Exterior	Drywall, Glass, Concrete, Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Near Park, Yard
Windows	Blinds, Double Pane Windows, Drapes, Plantation Shutters, Screens
Roof	Spanish Tile
Construction	Drywall, Glass, Concrete, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Quartz Counters, Stone Counters, Recessed Lighting, Tile Counters, Two Story Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	6 Burner Stove, Built-In Range, Barbecue, Double Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Water Softener, Water Heater
Heating	Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living 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	May 16th, 2023
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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