

\$1,595,000 - 1635 Via Tulipan, San Clemente

MLS® #OC23086763

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,307 sqft
Residential on 0 Acres

Flora Vista (FV), San Clemente,

True pride of ownership in every way, this immaculate home in the desirable Flora Vista enclave of Forster Ranch is an absolute must see! Upon arrival, immaculate landscaping garnished by mature queen palms and low-maintenance turf draws you to a quaint entry stoop. Inside, lofty two-story ceilings create a grand entry and very comfortable formal living room. Rich handscraped hardwood flooring unites the downstairs living spaces. The dining room wall was opened to create an open-concept great room adjoining a stunning kitchen with all new cabinetry, appliances, and centered island with bar seating. Exotic granite countertops and large picture windows add to the gorgeous kitchen. Stunning built-in features including a sideboard and a built-in bench for extra storage adds to the utility of the dining room. 9'™ ceiling plates with crown moldings span the great room opening to the generous family room warmed by a granite-framed fireplace and custom mantle. New vinyl windows with high-end plantation shutters and custom window treatments are throughout. A recently remodeled guest powder bathroom and spacious laundry room lead to a tidy side-by-side 3-car garage with ample cabinetry. The plush carpeted staircase leads to four bedrooms on the upper level. Three guest bedrooms (one with built-in office / Murphy bed) share the nicely updated central bathroom with tub/shower, dual sinks, travertine flooring/wainscoting, and granite



counters. The primary suite features a vaulted ceiling plate, major space for furnishings, a completely remodeled bathroom and a walk-in mirrored closet. In the backyard, seamless indoor/outdoor living has been created with nearly 400 sq. ft. of covered patio (partially constructed of low maintenance vinyl) for those warm summer days and nights. Two ceiling fans, recessed lighting, and high-end sand-set pavers complete this awesome covered hang out zone. Staycation at palapa bar and grill on the in-line gas BBQ after soaking in the hot tub. Truly a little slice of paradise with a great entertainerâ€™s yard! And No Mello-roos! Located in one of San Clementeâ€™s most desired neighborhoods close to major green belts and walking paths, hiking at nearby trails, parks, great local restaurants, acclaimed schools, world-class surfing at Trestles, Dana Point Harbor, shopping at Trader Joeâ€™s/Sprouts, and nearby access to great beaches! Truly a stunning and well-appointed home extremely rare to find at this level of quality and craftsmanship.

Built in 1995

Essential Information

MLS® #	OC23086763
Price	\$1,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,307
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional

Status	Closed
Listing Agent	Christian Wach
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	1635 Via Tulipan
Area	FR - Forster Ranch
Subdivision	Flora Vista (FV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Management
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Concrete, Door-Multi, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Paved, Private, Side By Side
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Paved, Private, Side By Side
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Brick, Drywall, Concrete, Stucco, Vinyl Siding
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	0-1 Unit/Acre, Back Yard, Front Yard, Garden, Gentle Sloping, Lawn, Landscaped, Level, Near Park, Paved, Rectangular Lot, Sprinklers Timer, Sprinkler System, Trees, Walkstreet, Yard
Windows	Blinds, Custom Covering(s), Drapes, Insulated Windows, Low Emissivity Windows, Plantation Shutters, Screens
Construction	Brick, Drywall, Concrete, Stucco, Vinyl Siding
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Two Story Ceilings, Unfurnished, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Convection Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Refrigerator, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	May 18th, 2023
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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