

\$1,395,000 - 22 Calle Camaron, San Clemente

MLS® #OC23091181

\$1,395,000

5 Bedroom, 3.00 Bathroom, 2,546 sqft
Residential on 0 Acres

Seaside (SEAS), San Clemente,

Hidden away in one of Talega's™ best neighborhoods, this "Seaside Community" home offers serious value! Upon arrival, a charming eastern-seaboard elevation with stacked stone, horizontal siding, lush landscaping, and craftsmanship details create a stunning first impression. A quaint entry stoop makes for the perfect place to lounge and a welcoming area to hang out. Inside, rich handscraped wood floors unite the formal living room and dining room all under two story ceilings with a mezzanine above - the ideal spot for kids play area, homework station, peloton, or office. In the rear of the home, a remodeled kitchen shares space with the family room. Recently remodeled, the kitchen offers new counter tops, backsplash, bright white lacquered shaker cabinetry, a centered island with bar seating and sink, new white Samsung appliances, and 8'™ slider doors and windows for ample natural light. In the family room, a gas fireplace warms the space and a large media center hosts a massive TV with overhead surround sound and storage niches. A downstairs suite just off the great room makes for a great guest quarters or office (just one of the five bedrooms). Up the custom staircase, the four additional bedrooms including a massive primary suite make for a very attractive and versatile floor plan. Three bedrooms share a guest bathroom, and the primary suite features a newly-remodeled bathroom with new counter tops, dual sinks, fixtures, shiplap, LVP flooring,



walk-in shower, and giant closet. In the backyard, a large paver patio makes the perfect place for outdoor entertaining with overhead pergola and auxiliary yard with veggie planters on drip lines for farm to table produce. Other upgrades include: fully paid-off solar (13 panels), a full PEX re-pipe, whole-house water filter/softener, central heat and A/C, updated kitchen and primary bathroom, new paint throughout, shutters, LED lighting, a dedicated laundry room downstairs with dual access to a 3-car tandem garage, custom stairway, pattern-tiled fireplace, and new ceiling fans. Located near a greenbelt, Talega parks and pools, shopping, the public Talega Golf Club, and highly-rated school: Vista Del Mar K-8. A quick drive to great beaches, the SC Pier, 2.5 mile beach trail, world-class surfing at Trestles, new restaurants & shopping on Avenida Del Mar, and all the great amenities Talega has to offer: trails, pools, parks, convenient shopping. A neighborhood rarely on the market, this home is sure to impress!

Built in 2000

Essential Information

MLS® #	OC23091181
Price	\$1,395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,546
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Traditional
Status	Closed
Listing Agent	Christian Wach

Listing Office Pacific Sotheby's Int'l Realty

Community Information

Address 22 Calle Camaron
Area TL - Talega
Subdivision Seaside (SEAS)
City San Clemente
County Orange
Zip Code 92673

Amenities

Amenities Clubhouse, Sport Court, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Tennis Court(s), Trail(s)
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces 3
Parking Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Private, Side By Side
of Garages 3
Garages Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Private, Side By Side
View Neighborhood
Has Pool Yes
Pool Community, Heated, In Ground, Association
Security Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Security Lights

Exterior

Exterior Drywall, Ducts Professionally Air-Sealed, Concrete, Stone, Stucco
Exterior Features Lighting, Rain Gutters
Lot Description 0-1 Unit/Acre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Greenbelt, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Near Park, Rectangular Lot, Sprinklers On Side, Sprinkler System, Street Level, Sloped Up, Trees, Walkstreet, Yard
Windows Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens, Shutters
Roof Concrete, Tile

Construction	Drywall, Ducts Professionally Air-Sealed, Concrete, Stone, Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Wired for Sound, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Freezer, Disposal, Gas Oven, Gas Range, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Water Softener, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Water Purifier
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar

Additional Information

Date Listed	May 25th, 2023
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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