

# **\$1,395,000 - 50 Avenida Cristal, San Clemente**

MLS® #OC23092857

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**\$1,395,000**

3 Bedroom, 2.00 Bathroom, 2,050 sqft  
Residential on 0 Acres

Carmel (CARM), San Clemente,

Sweeping views of lush fairways and rolling hills complement the upscale ambiance of this spacious single-level home at Talegaâ€™s Carmel neighborhood in San Clemente. The recently upgraded residence shares only one wall with its neighbor and is located close to a resort-style pool and spa. Approximately 2,050 square feet, the three-bedroom, two-bath design is delightfully bright and open, with main living areas flowing to a view-enriched backyard complete with custom stone patios, an awning, and room for a firepit and outdoor living. The living room displays a custom built-in entertainment center and a fireplace, and the dining room generously welcomes memorable gatherings. Kitchen upgrades include all new Viking stainless-steel appliances. Other features include a custom tile backsplash, granite counters, six-burner gas stove, and built-in wine cabinetry. New hardwood floors grace most areas, with designer tile and stone in select living areas. Recessed lighting, ceiling fans, plantation shutters, a spacious central hall and an attached two-car garage are also included. A French door to a private patio invites natural light into the primary suite, where a walk-in closet, dual sinks, stone counters and an oversized shower ensure comfort. Located in the heart of Talega, Carmel makes it easy to enjoy the communityâ€™s 18-hole championship golf course, a swim center, beautiful parks and trails, and an array of shopping and dining destinations.



Built in 2000

## Essential Information

MLS® #	OC23092857
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,050
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	50 Avenida Cristal
Area	TL - Talega
Subdivision	Carmel (CARM)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Sport Court, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, Storage
# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, Storage
View	Golf Course, Hills, Neighborhood, Panoramic

Has Pool	Yes
Pool	Heated, In Ground, Association
Security	Security System, Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinklers In Rear, Landscaped, Near Park, On Golf Course, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet, Yard
Windows	Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens
Roof	Spanish Tile

## Interior

Interior	Stone, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Wired for Sound, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	6 Burner Stove, Convection Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

## Additional Information

Date Listed	May 26th, 2023
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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