

# **\$2,295,000 - 19 Calle Altea, San Clemente**

MLS® #OC23102540

---

## **\$2,295,000**

4 Bedroom, 3.00 Bathroom, 3,757 sqft  
Residential on 0 Acres

Bella Vista, San Clemente,

Talega Golf Course home! This former model built by Manning Homes is located on a short Cul-de-Sac with only 14 homes. 19 Calle Altea overlooks the 7th hole, two ponds and a double fairway! This heavily upgraded home has exquisitely done upgrades with a Tuscan flare! It has 4 bedrooms, (one downstairs used as an office with beautiful built-ins) and next to the hallway 3/4 bath. Not only is this home located on the golf course but also situated a block from the Talega Pools and Athletic Club. Overall, Talega is home to 4 pools, 8 parks, 11 miles of open space trails, the Vista del Mar K-8 school, shopping center, restaurants, golf course, driving range sport fields and has convenient access to the I-5, Vista Hermosa Sports Park, Outlet Stores, downtown San Clemente, beaches, Trestles famous surf spot and Pier. Amazing location! Lower Tax Bond side of Talega...come live it... Life is Good in Talega!

Built in 2008

## **Essential Information**

MLS® #	OC23102540
Price	\$2,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,757
Acres	0.13



Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Tom Franco
Listing Office	Harcourts Prime Properties

### **Community Information**

Address	19 Calle Altea
Area	TL - Talega
Subdivision	Bella Vista
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Clubhouse, Sport Court, Fire Pit, Golf Course, Game Room, Meeting Room, Management, Meeting/Banquet/Party Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Paddle Tennis, Playground, Pickleball, Pool, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Door-Single, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Door-Single, Garage
View	Golf Course, Panoramic, Pond
Waterfront	Pond
Has Pool	Yes
Pool	Association
Security	Security System, Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

### **Exterior**

Exterior Features	Awning(s), Rain Gutters, Brick Driveway
Lot Description	Cul-De-Sac, Drip Irrigation/Bubblers, Sprinklers In Rear, Sprinklers In Front, On Golf Course, Sprinklers Timer, Walkstreet, Yard
Windows	Casement Window(s), Double Pane Windows, ENERGY STAR Qualified Windows, Screens

Roof	Concrete, Tile
------	----------------

## Interior

Interior	Carpet, Stone, Wood
----------	---------------------

Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, High Ceilings, Wired for Data, Wired for Sound, Primary Suite, Utility Room, Walk-In Closet(s)
-------------------	---

Appliances	6 Burner Stove, Convection Oven, Double Oven, Microwave, Water Softener, Warming Drawer
------------	---

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air, Gas
---------	------------------

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	June 10th, 2023
-------------	-----------------

Days on Market	46
----------------	----

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of May 16th, 2024 at 8:55pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.