

# \$859,000 - 227 Via Presa, San Clemente

MLS® #OC23103802

## \$859,000

2 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0 Acres

Vilamoura (VMO), San Clemente,

This luxury Vilamoura townhome is situated in the beautiful community of Rancho San Clemente overlooking Dana Point harbor. Great open floorplan with high ceilings and flooded with light. This is a turnkey property with high quality finishes throughout. All windows have been replaced with acrylic dual pane low E energy efficient windows. This home was recently replumbed with state of the art Pex piping throughout, new faucets and a new farm style kitchen sink. Conveniently located to restaurants, shopping and just 5 minutes to the beaches.

Built in 1990

## Essential Information

MLS® #	OC23103802
Price	\$859,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Joey Benner
Listing Office	Joseph Benner, Broker



## Community Information

Address	227 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Private
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Private
View	Hills, Neighborhood
Has Pool	Yes
Pool	Community, Fenced, Heated, In Ground, Association
Security	Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Glass, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard
Windows	Custom Covering(s)
Roof	Spanish Tile
Construction	Drywall, Glass, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Two Story Ceilings, All Bedrooms Up, Attic, Multiple Primary Suites, Primary Suite, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central, Forced Air, Fireplace(s)

Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Lobo
High	San Clemente

### **Additional Information**

Date Listed	June 13th, 2023
Days on Market	2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 17th, 2024 at 9:30pm 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.