

# \$2,175,000 - 105 Via Zapata, San Clemente

MLS® #OC23123580

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## \$2,175,000

4 Bedroom, 3.00 Bathroom, 3,101 sqft  
Residential on 0 Acres

Custom, San Clemente,

This single-level home is located in a prestigious neighborhood surrounded by custom million-dollar homes with a peek of the ocean. It offers four spacious bedrooms and three full bathrooms. Upon entering the home, you will be greeted by cathedral ceilings and an open, bright atmosphere. The formal living and dining rooms provide elegant spaces for entertaining guests. Additionally, there is a separate kitchen dining area, perfect for casual family meals. The kitchen features a kitchen island, providing a central hub for cooking and gathering and opens to the den with a fireplace and wet bar. Off the formal living room one of the notable features of this home is the conversation fireplace area with seating, which creates a cozy and inviting atmosphere for relaxation and socializing. The Oversize Master suite offers a fireplace and opens to the great private backyard. The property spans approximately 3,100 square feet, offering generous living space and a 14,691 sq. foot lot. The three-car garage and long driveway ensures plenty of room for parking and storage. This property truly epitomizes beach living at its finest, with its peek ocean views and a desirable location among other luxury homes. No HOA fees and no mello roos. Just minutes to World Famous San Clemente beaches and restaurants.

Built in 1978

## Essential Information



MLS® #	OC23123580
Price	\$2,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,101
Acres	0.34
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sharon Custer
Listing Office	First Team Real Estate

### **Community Information**

Address	105 Via Zapata
Area	SE - San Clemente Southeast
Subdivision	Custom
City	San Clemente
County	Orange
Zip Code	92672

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Ocean, Peek-A-Boo
Pool	None

### **Exterior**

Lot Description	0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Street Level, Yard
Windows	Skylight(s)
Roof	Composition

## Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Central Vacuum, Open Floorplan, Track Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Disposal, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Water To Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Den, Gas, Gas Starter, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Concordia
High	San Clemente

## Additional Information

Date Listed	July 11th, 2023
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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