

# \$5,495 - 13 Via Zamora, San Clemente

MLS® #OC23124502

---

## \$5,495

3 Bedroom, 3.00 Bathroom, 2,369 sqft  
Residential Lease on 0 Acres

Amalfi (AMAL), San Clemente,

Beautifully-appointed former model 3 bedroom + Office/bonus room home on view lot with panoramic canyon views and ocean breezes. Gourmet kitchen features granite slab island, professional stainless steel appliances with double oven, gas range and upgraded cabinets. Home offers large formal living room and dining area, spacious family room with fireplace and eat-in kitchen. Hardwood floors, travertine, plantation shutters, recessed lights, built-in audio in family room, living/dining, office and master bedroom, upgraded baseboards and wainscoting are just some of the many upgrades throughout the home. Upstairs master suite is on the view side and has ocean breezes and beautiful canyon views. Upgraded master bath has separate dual sinks, separate tub and shower and walk in closet. The usual 4th bedroom in this floor plan is open concept and currently used as an office. Beautiful backyard retreat has covered lanai with curtains for resort-like living. Enjoy all the amenities of the Talega lifestyle: Pools, spa, tennis, parks, trails and only minutes to the beach and award-winning schools.

Built in 2004

## Essential Information

MLS® #	OC23124502
Price	\$5,495
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,369
Acres	0.09
Year Built	2004
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Steven Conrad
Listing Office	Conrad Realtors Inc

### Community Information

Address	13 Via Zamora
Area	TL - Talega
Subdivision	Amalfi (AMAL)
City	San Clemente
County	Orange
Zip Code	92673

### Amenities

Amenities	Clubhouse, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Association Dues, Gardener
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	City Lights, Hills, Panoramic
Has Pool	Yes
Pool	In Ground, Association

### Exterior

Exterior	Stucco, Wood Siding
Lot Description	0-1 Unit/Acre, Landscaped
Windows	Blinds, Custom Covering(s), Plantation Shutters, Screens
Roof	Tile
Construction	Stucco, Wood Siding

## Interior

Interior	Stone, Wood
Interior Features	Built-in Features, Chair Rail, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Wired for Sound, All Bedrooms Up, Walk-In Closet(s)
Appliances	Built-In Range, Double Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	July 18th, 2023
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 17th, 2024 at 2:30am 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.