

# **\$1,949,900 - 207 Terramar, San Clemente**

MLS® #OC23132221

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## **\$1,949,900**

5 Bedroom, 3.00 Bathroom, 3,550 sqft  
Residential on 0 Acres

Del Cabo (DLC), San Clemente,

**REDUCED PRICE - NOW IS YOUR OPPORTUNITY FOR THIS FABULOUS HOME!** Welcome to your dream home in the private gated community of Del Cabo! Spanning 3,550 sq ft of living space with 5 bedrooms, 3 bathrooms, & an office, it's the perfect blend of elegance & functionality. The chef's kitchen features white shaker cabinetry, slab granite counters, & a full suite of stainless-steel appliances. The main living area flows right from the kitchen & includes a cozy custom fireplace, home theater space, & views of your gorgeous yard area. You'll find beautiful extra-large format tile flooring on the main level & in the guest bathrooms plus high-grade neutral colored carpet in the living/dining rooms & bedrooms. Take a break from the world in the versatile main level bedroom currently configured as retreat space with custom finishes, wine fridge, custom cabinetry, hardwood floors, & a granite top wet bar. The adjacent full bathroom has been tastefully remodeled with white shaker cabinetry & a custom finished shower. Upstairs, you'll find the perfect office plus 2 guest rooms serviced by a hall bathroom that has been completely remodeled to perfection. Unwind in the bonus room, which doubles as the 5th bedroom, & step out onto the balcony & enjoy PEEK OCEAN VIEWS. Your new primary suite is a sanctuary of relaxation with an oversized en-suite finished in gorgeous slab marble with dual sink vanity, soaking tub, & walk-in shower with custom frameless glass



enclosure. This home is designed for entertainment with a custom \$75,000 Crestron high-performance whole home & outdoor sound system, while the family room motorized shades & remote-control lighting switches add a touch of modernity. Additional upgrades include stunning wood mouldings, wood flooring in the upper-level hallway & office, & an epoxied 3-car garage. The jewel of this home is the recently renovated backyard featuring a gorgeous newly finished pool/spa plus enlarged patio space & lush landscaping. The outdoor area also includes a custom BBQ/bar, perfectly placed outdoor lighting & plenty of grassy play space, making it ideal for all types of gatherings. Set on one of the largest lots in the community & located in the desirable Forster Ranch community, this home enjoys the best schools & NO Mello Roos taxes! All things San Clemente are just minutes away including shops, restaurants, the vibrant downtown scene, plus world-class beaches & surf. Don't miss this rare opportunity to own a slice of paradise!

Built in 1997

## Essential Information

MLS® #	OC23132221
Price	\$1,949,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,550
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Michelle Wilson

Listing Office              First Team Real Estate

## Community Information

Address                      207 Terramar  
Area                          FR - Forster Ranch  
Subdivision                Del Cabo (DLC)  
City                          San Clemente  
County                      Orange  
Zip Code                    92673

## Amenities

Amenities                    Other, Security  
Utilities                    Cable Available, Cable Connected, Phone Available  
Parking Spaces            3  
Parking                    Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Side By Side  
# of Garages                3  
Garages                    Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Side By Side  
View                        Pool, City Lights, Hills, Neighborhood, Ocean, Peek-A-Boo, Trees/Woods  
Has Pool                    Yes  
Pool                        Gas Heat, Gunite, Heated, In Ground, Private, Waterfall  
Security                    Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s)

## Exterior

Exterior                    Drywall, Stucco  
Exterior Features        Lighting, Rain Gutters  
Lot Description            Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Secluded, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Street Level, Yard  
Windows                   Blinds, Custom Covering(s), Double Pane Windows, Drapes, Screens  
Roof                        Spanish Tile  
Construction              Drywall, Stucco  
Foundation                Slab

## Interior

Interior                    Carpet, Tile, Wood  
Interior Features        Bedroom on Main Level, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Central Vacuum, Crown Molding, Entrance Foyer, Granite Counters, High

	Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Smart Home, Sunken Living Room, Two Story Ceilings, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Range, Convection Oven, Dishwasher, Disposal, Double Oven, Electric Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Primary Bedroom
# of Stories	2
Stories	Two

### School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

### Additional Information

Date Listed	July 30th, 2023
Days on Market	122
Short Sale	N
RE / Bank Owned	N

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