

\$2,199,000 - 15 Via Jenifer, San Clemente

MLS® #OC23132736

\$2,199,000

5 Bedroom, 3.00 Bathroom, 3,074 sqft
Residential on 0 Acres

Portomarin (PORM), San Clemente,

This property provides one of the VERY BEST OCEAN VIEWS in all of Talega!!! There are also gorgeous hill views from both the front of the home and the rear yard. The backyard has been the setting of parties with over 50 guests! It features a very large in-ground spa with waterfall and dramatic lighting. A grand firepit with stunning clear fireglass overlooks the ocean. For more intimate entertaining, there is a grand pergola. The glass fencing at the rear of the yard enhances the openness and views. The yard is remarkably low maintenance with interlocking pavers and artificial grass. Switching to the interior, the home has the open floorplan that is in great demand. Open the front door and see all the way through to the rear yard. The kitchen is wonderfully grand and opens to the great room. The downstairs flooring features an insanely beautiful stone called silver travertine set in a Versailles pattern. Several of the stones are embedded with fossils. There is walnut wood flooring in the dining room. The kitchen includes a mica stone backsplash and walls that glisten in the evening light. The countertops include a beige mottled marble on the center island surrounded by black marble on three other counters. The appliances include a new built-in Dacor refrigerator, six burner stove, double convection ovens, newer microwave with convection feature & Bosch dishwasher. There is a main floor bedroom and full bath. The bath includes another beautiful marble countertop & leaded glass



window. Going upstairs leads to the owner's suite, two secondary bedrooms, a fifth bedroom/office. There is also a huge bonus room with dramatic ocean views. The owner's bedroom opens to a large balcony overlooking the ocean. The balcony has brand new glass railing & resurfacing. The owner's bath is gorgeous. The shower has an art glass door called Cascade. The windows have privacy art glass from The Beveled Edge. The counters are white marble with gray accents. The flooring is Emperador marble. And even the baseboards are marble. Three walls have custom, exotic finishes. The owner's suite includes two large walk-in closets. The two upstairs secondary bedrooms share access to the front balcony. This is a distinctive feature of Monterey architecture that makes this property especially unique. And, this property has a one-year-old state-of-the-art solar system. Freshly painted whisper grey interior and gorgeous exterior painting just completed.

Built in 2006

Essential Information

MLS® #	OC23132736
Price	\$2,199,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,074
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
Listing Agent	David Silver-westrick
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	15 Via Jenifer
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Dog Park, Meeting Room, Management, Other Courts, Playground, Pickleball, Pool, Pet Restrictions, Pets Allowed, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Oversized
View	Hills, Ocean, Panoramic, Water
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Association
Security	Security System, Closed Circuit Camera(s), Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s), Security Lights

Exterior

Exterior	Brick Veneer, Drywall, Stucco, Copper Plumbing
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Level, Near Park, Paved, Sprinklers Timer, Sprinkler System, Street Level, Yard
Roof	Concrete
Construction	Brick Veneer, Drywall, Stucco, Copper Plumbing
Foundation	Slab

Interior

Interior	Stone, Wood
Interior Features	Balcony, Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, Bedroom on Main Level,

	Entrance Foyer, Walk-In Pantry, Walk-In Closet(s)
Appliances	Convection Oven, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, Great 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	July 20th, 2023
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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