

\$1,598,800 - 2103 Via Viejo, San Clemente

MLS® #OC23138824

\$1,598,800

4 Bedroom, 3.00 Bathroom, 2,981 sqft
Residential on 0 Acres

Flora Vista (FV), San Clemente,

Ideally located executive home in Flora Vista. A gated front courtyard invites you into the large, private courtyard, up to double entry doors with a picture window above. Once inside the entry is striking with the 2-story vaulted ceiling over the living and dining rooms, the beautiful honed-edge tile flooring, encased windows, and designer paint. Light and bright open-concept floorplan. The impressive chef's kitchen boasts high quality custom cabinetry, decorative tile backsplash, under cabinet lighting, granite counter tops, and a dual basin sink with a pull-out faucet. Enjoy the kitchen island with additional storage, wine storage, and pendant lighting above. Appliances include a stainless-steel refrigerator, enviable double ovens, counter mount gas cook top, a built-in microwave, dishwasher, & a wine refrigerator. The kitchen opens to a spacious eating area and a family room beyond. The roomy family room has a cozy fireplace with an impressive natural wood mantel. The slider opens to a wide, private entertainer's backyard with stone pavers. Enjoy the benefit of the built-in gas firepit, a covered eating area, raised planting beds, and separate grass area. The entire yard backs to the lush, green HOA maintained hillside. Back inside notice the entire home has multiple ceiling fans, recessed lighting, window coverings, tall baseboards, professional cabinetry, and a water softener. The eco-friendly digital thermostat controls central A/C and heating. The coveted main



floor bedroom has access to a full bathroom! Upstairs the primary suite has tall vaulted ceilings, abundant windows, a retreat area, walk-in closet, and a cozy dual sided fireplace. The luxurious primary bathroom has an exquisite frameless glass walk-in shower and separate soaking tub, dual sinks, stone counters, and framed mirrors. 2 generous secondary bedrooms with walk-in closets both access a shared bathroom with dual sinks, and custom tile shower over the tub. The laundry room is indoors with a front-loading pedestal washer and dryer, a sink, and cabinetry above and below. The 3-car direct access garage has an automatic opener and plenty of wall mounted cabinetry. Walking distance to award winning elementary and middle schools. Get it while you can!

Built in 1992

Essential Information

MLS® #	OC23138824
Price	\$1,598,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,981
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Redderson
Listing Office	HomeSmart, Evergreen Realty

Community Information

Address	2103 Via Viejo
Area	FR - Forster Ranch

Subdivision	Flora Vista (FV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Sport Court, Maintenance Grounds, Playground, Trail(s)
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
View	Park/Greenbelt, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Awning(s), Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Garden, Lawn, Landscaped, Sprinkler System, Street Level, Yard
Windows	Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, High Ceilings, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Water Softener, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Clarence Lobo
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	July 27th, 2023
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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