

# **\$3,849,000 - 26 Via Calandria, San Clemente**

MLS® #OC23140284

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## **\$3,849,000**

4 Bedroom, 3.00 Bathroom, 3,000 sqft  
Residential on 0 Acres

Breakers (BRK), San Clemente,

Setting an unprecedented standard of coastal luxury in the guard-gated Breakers community, this four bedroom, three bathroom home is a caliber beyond compare! Exceptional location at the end of a cul-de-sac on a remarkable and rare 11,000 sq ft private lot. This 3,000 sq ft flawless residence is distinguished by endless upgrades, premium finishes and fixtures, and innovative technology both inside and out. A dramatic double door entry introduces a sprawling open layout, two story ceilings and a sophisticated coastal ambiance. The gourmet kitchen will revolutionize your cooking with a BlueStar professional Chef's oven and stove, Sub-Zero refrigeration + two counter Sub-Zero drawers and Bosch dual dishwashers. The upper-level primary suite is a luxurious sanctuary showcasing a modern fireplace, vaulted ceilings, balcony access, a magnificent, spa-like bath with a steam shower, bidet, and an oversized walk-in closet. State-of-the-art technology throughout including a Control4 to personalize this smart home, a full house alarm system, an integrated sound system, a Generac solar system, and back-up battery system. A one-of-a-kind retreat, the backyard is perfect for entertainment, al-fresco dining, and relaxation. A putting green, built-in spa, BBQ center, a double skate half-pipe on the side, and an outdoor shower with hot water all combine to make this the ultimate backyard. Further refinements throughout include Duchateau hardwood flooring, new PEX piping, new fire



sprinkler heads, a 10-ton AC, a tankless water heater in the attic, a laundry room on each level, a smooth stucco exterior, Milgard windows and doors and a large wrap around upper-level balcony. Oversized 3 car garage with tons of storage and extra driveway parking. This is truly a must-see immaculate masterpiece by the beach! The sought-after Breakers community offers a swimming pool, tennis court, private beach access, is located only a short bike ride to world famous surfing at Trestles and is minutes to popular downtown restaurants and shopping!

Built in 1987

**Essential Information**

MLS® #	OC23140284
Price	\$3,849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,000
Acres	0.25
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

**Community Information**

Address	26 Via Calandria
Area	SW - San Clemente Southwest
Subdivision	Breakers (BRK)
City	San Clemente
County	Orange
Zip Code	92672

**Amenities**

Amenities	Controlled Access, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Guard, Tennis Court(s)
Parking Spaces	8
Parking	Boat, Direct Access, Driveway, Garage, RV Potential, RV Access/Parking
# of Garages	3
Garages	Boat, Direct Access, Driveway, Garage, RV Potential, RV Access/Parking
View	Neighborhood
Waterfront	Ocean Side Of Freeway, Ocean Side Of Highway
Has Pool	Yes
Pool	Community, Association
Security	Prewired, Security System, Fire Sprinkler System, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Security Guard

## Exterior

Exterior	Stucco
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Near Park, Yard
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Open Floorplan, Stone Counters, Recessed Lighting, Storage, Two Story Ceilings, Wired for Data, Wired for Sound, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Freezer, Disposal, Gas Range, Refrigerator, Range Hood, Tankless Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Concordia
Middle	Shorecliff
High	San Clemente

**Additional Information**

Date Listed	July 31st, 2023
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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