

# **\$1,799,000 - 40 Via Cartama, San Clemente**

MLS® #OC23152704

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## **\$1,799,000**

5 Bedroom, 4.00 Bathroom, 3,547 sqft  
Residential on 0 Acres

Catania (CATN), San Clemente,

Enjoy comfort, security and gracious living in this fabulous 5 bedroom, 4 bath home in the gated community of Catania! Huge gourmet kitchen, perfect for entertaining, has all new stainless steel appliances, gourmet 6 burner stove, 2 separate islands, and tons of counter space. Cozy family room with fireplace that opens to dining room and kitchen for entertaining. Downstairs area boasts a large room which can be used as a gaming room (could be 6th bedroom) and a guest bedroom and bathroom. Upstairs master bedroom features a large, private retreat with dual sinks, oversized sunken jetted tub, separate shower, and walk-in closet. Upstairs also showcases a large loft area perfect for lounging. 3 additional guest bedrooms and 2 bathrooms also upstairs. Unique dual staircase to the upstairs area. So much space and storage in this home! Individual laundry room conveniently located off kitchen. 2 car garage with storage and custom epoxy floors. Back yard and patio feature synthetic grass area, patio area for entertaining, and wonderful built in BBQ with counter space. Upgrades include new quartz countertops, new appliances, custom pantry, whole house water filtration system with water purification in sink, custom closet organizers, new LED lighting, new hardwood flooring and plush carpet. Enjoy the community's exclusive pool and spa along with Talega's many amenities, including clubhouse, playground, lighted tennis and volleyball courts, hiking trails and more! All



located near the areaâ€™s excellent schools, shopping, dining and San Clementeâ€™s iconic beaches.

Built in 2005

**Essential Information**

MLS® #	OC23152704
Price	\$1,799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,547
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Hood
Listing Office	GreenTree Properties

**Community Information**

Address	40 Via Cartama
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Clubhouse, Sport Court, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

**Exterior**

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped
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## Interior

Interior Features	Built-In Features, Ceiling Fan(s), Multiple Staircases, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	6 Burner Stove, Barbecue, Convection Oven, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Water Purifier
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family 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	August 16th, 2023
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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