

\$1,795,000 - 13 Via Fontibre, San Clemente

MLS® #OC23173186

\$1,795,000

5 Bedroom, 4.00 Bathroom, 2,941 sqft
Residential on 0 Acres

Catania (CATN), San Clemente,

Nestled within the secure embrace of the esteemed guard-gated community of Catania, this exceptional residence invites you to experience the pinnacle of luxurious living. With approximately 2,941 square feet of thoughtfully designed living space, this home features four generously sized bedrooms and four meticulously appointed baths. A versatile 5th bedroom/Loft adds a layer of versatility, primed to become a fifth bedroom, a playroom, or a comfortable home office.

This spacious and versatile home that offers the convenience of single-level living with all the necessary rooms on the main floor. This beautifully designed residence boasts a thoughtfully planned layout that includes a master suite, a gourmet kitchen, a cozy living room, and more, all on the first level. Additionally, the second floor provides extra space for additional bedrooms, a home office, or a playroom. With its contemporary design and flexible floor plan, this house is the perfect blend of comfort and functionality, making it a truly unique and attractive option.

Discover the ultimate convenience of a main floor master bedroom and bath, providing a tranquil escape within the comforts of your own home. The heart of this residence, the updated kitchen, beckons to both culinary enthusiasts and entertainers alike, boasting top-of-the-line appliances and contemporary finishes.



From the moment you step inside, you'll be greeted by freshly painted interiors creating a warm and inviting ambiance. Here, "move-in ready" takes on a whole new meaning, as you can seamlessly transition into your dream lifestyle. As you venture into the backyard, you'll discover peek-a-boo views and inviting spaces primed for outdoor entertaining.

Built in 2004

Essential Information

MLS® #	OC23173186
Price	\$1,795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,941
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Steven Paul
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	13 Via Fontibre
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Billiard Room, Clubhouse, Game Room, Meeting Room, Management, Meeting/Banquet/Party Room, Other Courts, Picnic Area, Playground, Pickleball, Pool
-----------	--

Utilities	Natural Gas Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Canyon, Hills
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

Exterior

Exterior	Drywall, Frame
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped
Roof	Concrete, Spanish Tile
Construction	Drywall, Frame
Foundation	Slab

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Bedroom on Main Level, Jack and Jill Bath, Loft, Main Level Primary, Primary Suite
Appliances	6 Burner Stove, Convection Oven, Double Oven, Dishwasher, Freezer, Microwave, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# 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	September 15th, 2023
-------------	----------------------

Days on Market 50

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of May 18th, 2024 at 2:25pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.