

\$1,675,000 - 2420 Via Mero, San Clemente

MLS® #OC23180097

\$1,675,000

4 Bedroom, 3.00 Bathroom, 2,800 sqft
Residential on 0 Acres

Signal Point (SIG), San Clemente,

Welcome to your dream home nestled in the prestigious 24-hour guarded community of Marblehead, perched high on a hill in a tranquil cul-de-sac location. This immaculate 4-bedroom, 3-bathroom residence redefines luxury living.

As you step inside, you'll be greeted by a spacious open floor plan featuring cathedral ceilings and a warm fireplace in the family room, setting the perfect ambiance for cozy evenings with loved ones. The heart of this home is the gourmet kitchen, complete with a center island, walk-in pantry, and brand-new 5-ton professional-grade AC unit to keep you cool year-round. Revel in the culinary delight of a Bosch Convection oven while gazing out at the ocean and canyon views that grace your windows.

Every inch of this home is adorned with custom crown and base molding, plantation shutters, and Hunter ceiling fans, ensuring comfort and style at every turn. The primary suite offers a private ocean-view deck and a cedar-lined walk-in closet, providing a serene escape from the world. Unwind in the spacious master bath, featuring a soaking tub and a separate shower, offering a spa-like experience in the privacy of your own home.

Step outside into your backyard oasis, where relaxation and entertainment blend seamlessly. A bubbling spa, set amidst a



raised, brick-accented patio, is the ideal spot to soak away your cares while taking in the panoramic views that stretch from the surrounding hills to the mesmerizing night lights and Catalina Island. Enjoy al fresco dining in the covered eating area or gather around the brick-accented firepit with seating area for cozy evenings under the stars. The glass fence ensures that nothing obstructs your view of the stunning landscape.

Additional features of this magnificent property include a main-floor bedroom and bath, French doors in the dining room and family room that open to the backyard, and wide side yards for added privacy and space. You'll also appreciate the convenience of being just a short walk from Marblehead School & Park, which boasts lighted tennis and basketball courts, a playground, and picturesque walking trails.

This is more than a home; it's a lifestyle. Experience the epitome of modern living with awe-inspiring views, luxury amenities, and a prime location in this exclusive Marblehead community. Your forever home awaits!

Built in 1994

Essential Information

MLS® #	OC23180097
Price	\$1,675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence

Style	Cape Cod
Status	Closed
Listing Agent	Roy Osorio
Listing Office	Coldwell Banker Realty

Community Information

Address	2420 Via Mero
Area	MH - Marblehead
Subdivision	Signal Point (SIG)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Guard, Tennis Court(s)
Utilities	Cable Available, Sewer Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	Canyon, Ocean
Pool	None
Security	Fire Sprinkler System, Gated with Guard, Gated Community, 24 Hour Security

Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Street Level
Windows	Double Pane Windows
Roof	Concrete, Tile
Construction	Stucco, Copper Plumbing

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Crown Molding, Tile Counters, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher
Heating	Electric, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes

Fireplaces	Electric, Gas, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
High	San Clemente

Additional Information

Date Listed	August 31st, 2023
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of May 19th, 2024 at 1:15am 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.