

# **\$1,759,000 - 29 Via Garona, San Clemente**

MLS® #OC23182753

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## **\$1,759,000**

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

Catania (CATN), San Clemente,

Welcome HOME. 29 Via Garona is a move-in ready and thoughtfully updated gem nestled within the private gated community of Catania. Located on a single loaded, cul-de-sac street in the highly coveted Talega neighborhood of San Clemente. This delightful property boasts a premium pie shaped lot and picturesque setting. Upon entering this spectacular home, you are greeted by an inviting atmosphere that radiates both warmth and elegance. The interior of the home is highly upgraded with four spacious bedrooms, four bathrooms, and a downstairs primary bedroom with a fully remodeled bathroom and walk-in closet. The well-appointed culinary kitchen features a large, center island with Cambria quartz countertops and a 5-burner cooktop which provides both function and sophistication. Enjoy the open feeling floor plan which features a spacious family room within conversation distance of the kitchen, along with a stylish dining area. Step out into your own private oasis. Enjoy one of two serene backyard seating areas with their own door passages from the kitchen or dining area. In the rear yard, relax in the spacious spa or entertain friends with an al fresco supper prepared on the gourmet built-in BBQ grill. Moving to the separate wrap around side yard, you will discover a tranquil seating area where you can enjoy an afternoon in the California sun or cozy up to the warmth of the fireplace in the evening. The home boasts four generously sized bedrooms and four well-appointed baths



allowing ample space for both family and guests. Upstairs you will find a private bedroom with a master-suite bathroom along with two other bedrooms connected by a Jack and Jill double vanity cabinet. Noteworthy, the two-car garage has a Tesla home charger, and the home is equipped with a water treatment system and tankless water heater. Located just outside the Catania gate is a community pool, pickleball court, and Tierra Grande Park which features its own variety of sports fields, playground areas and walking trails. At home, enjoy the privacy and comfort that the gated and single loaded cul-de-sac residence provides. Talega offers 8 community parks, 4 swimming pools, a Fred Couples designed golf course, 19 miles of trails, and the prestigious Vista del Mar Elementary & Middle School. You are a short drive away from world-renowned beaches and surf breaks, the historic San Clemente Pier, and Spanish colonial downtown with restaurants and shops. This GEM truly checks all the boxes.

Built in 2004

## Essential Information

MLS® #	OC23182753
Price	\$1,759,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,941
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alan Stuhr
Listing Office	Avid Mortgage Solutions

## Community Information

Address	29 Via Garona
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Sport Court, Golf Course, Outdoor Cooking Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front
View	Hills
Has Pool	Yes
Pool	Association
Security	Gated Community

## Exterior

Exterior Features	Awning(s), Barbecue
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Near Park, Sprinkler System
Roof	Tile

## Interior

Interior Features	Built-in Features, Balcony, Jack and Jill Bath, Main Level Primary, Walk-In Closet(s)
Appliances	Barbecue, Double Oven, Dishwasher, Electric Cooktop, Electric Oven, Freezer, Microwave, Refrigerator, Tankless Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

### **Additional Information**

Date Listed	September 30th, 2023
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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