

# **\$2,200,000 - 2 Via Belleza, San Clemente**

MLS® #OC23183353

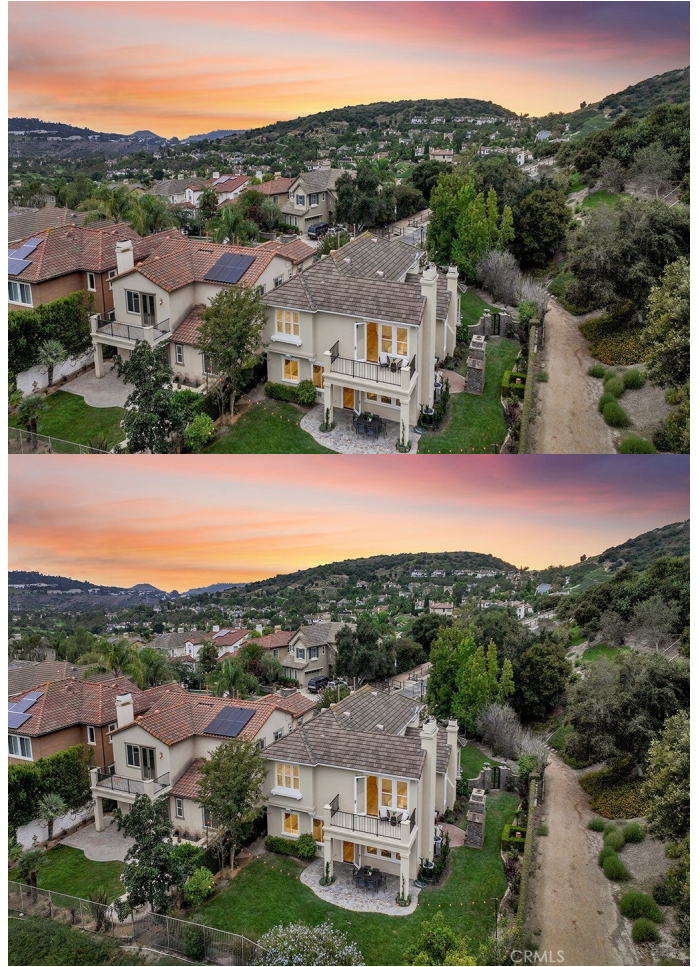
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## **\$2,200,000**

5 Bedroom, 4.00 Bathroom, 3,338 sqft  
Residential on 0 Acres

Miraleste (MIRA), San Clemente,

PRESENTING PANORAMIC HILLS VIEWS ON AN ENORMOUS LOT, THIS HOME LOCATED AT THE TOP OF THE HILL IN TALEGAS MIRALESTE TRACT IS A MUST SEE. This 3338 square foot home offers 4 bedrooms (upstairs bonus room can be 5th bedroom) and 3.5 baths, features NEW EUROPEAN OAK FLOORING, NEW EXTERIOR PAINT, NEW INTERIOR PAINT AND REFRESHED LANDSCAPING. The gourmet kitchen showcases upgraded counter-tops, a nicely sized breakfast island, stainless steel appliances and a large farm sink. Nestled off the open concept kitchen is the family room graced with a beautiful fire place and direct backyard access, all with phenomenal views. SPECTACULAR FOR ENTERTAINING, THE FORMAL DINING ROOM HAS DIRECT ACCESS TO THE SIDE YARD/OUTDOOR DINING AREA WITH A STUNNING EXTERIOR FIREPLACE. Completing the downstairs is the formal living room (with beautiful fireplace & mantel), powder room, EN-SUITE MAIN FLOOR GUEST BEDROOM and laundry room with direct access to the 3 car garage. Upstairs the large luxury primary suite offers a balcony with amazing east facing sunrise views. The grand master bath has a walk in shower, dual vanities, 2 walk-in closets and a bathtub to soak in while enjoying the endless views. Two additional bedrooms, a full bathroom, an office nook (homework area) and the large bonus room complete the upstairs. THE MASSIVE



WRAP AROUND BACKYARD OFFERS  
PRIVACY, AMAZING HILLS VIEWS AND  
DIRECT ACCESS TO TALEGAS LARGE  
HIKING & BIKING TRAIL SYSTEM.  
ADDITIONAL UPGRADES INCLUDE 2 AIR  
CONDENSING UNITS REPLACED IN 2022  
AND HOME WAS REPIPED IN 2023. Talega  
amenities include pools, parks, sport courts,  
biking and hiking trails.

Built in 2002

**Essential Information**

MLS® #	OC23183353
Price	\$2,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,338
Acres	0.23
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

**Community Information**

Address	2 Via Belleza
Area	TL - Talega
Subdivision	Miraleste (MIRA)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Clubhouse, Sport Court, Meeting Room, Meeting/Banquet/Party Room, Other
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	Courts, Playground, Pickleball, Pool, Recreation Room, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete, Direct Access, Driveway, Garage
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage
View	Canyon, Hills, Panoramic
Has Pool	Yes
Pool	Association
Security	Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Brick, Drywall, Glass, Concrete
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Near Park, Sprinklers Timer, Sprinkler System, Yard
Windows	Blinds, Plantation Shutters
Roof	Tile
Construction	Brick, Drywall, Glass, Concrete
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), In-Law Floorplan, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Tile Counters, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood, Water Heater
Heating	Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside
# 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	October 5th, 2023
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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