

# **\$1,650,000 - 21 Via Cristobal, San Clemente**

MLS® #OC23199214

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## **\$1,650,000**

5 Bedroom, 3.00 Bathroom, 2,817 sqft  
Residential on 0 Acres

Sabella (SABE), San Clemente,

Scenic views, elegant living spaces and a custom-expanded floorplan are just the beginning of the many advantages you will love at this move-in-ready home in San Clemente's master-planned community of Talega. Located on an elevated cul-de-sac-street lot of about 5,777 square feet, the upgraded residence offers panoramic neighborhood, hill and evening-light views. Custom hardscaping, including front steps and raised planters, complements a covered entry porch that wraps around to a side patio that's perfect for entertaining loved ones. A formal foyer leads to a formal dining room with fireplace, setting the scene for special occasions throughout the year. Wonderfully open and light, the fully appointed kitchen presents handsome dark-stained wood cabinetry, granite countertops with full backsplash, an island with seating, walk-in pantry, stainless-steel appliances and a charming breakfast area. The kitchen continues into a cozy family room with fireplace, backyard access, and a built-in entertainment center with in-ceiling speakers. Noteworthy upgrades are appreciated throughout the five-bedroom, three-bath home, which now spans approximately 2,817 square feet. Enjoy custom paint and lighting fixtures, plantation shutters, crown molding, ceiling fans, designer tile flooring throughout the first level, picture-frame bathroom mirrors, and extensive built-ins in the three-car garage. One bedroom is conveniently located on the first



floor, and the second level showcases an expanded loft with closet, and a laundry room with sink and ample cabinet space. Sweeping views enliven the senses in a primary suite with balcony, sitting area, soaking tub, separate shower and individual vanities. Step outside into a backyard that is primed for fun in the sun, complete with a custom covered patio, loggia, custom built-in BBQ, and a custom open-air fireplace with built-in seating. Talega's™ championship golf course, Tierra Grande Park, Tierra Grande Swim Club, award-winning schools and miles of trails are nearby, and the beaches and pier of San Clemente are only about 10 minutes away.

Built in 2006

### Essential Information

MLS® #	OC23199214
Price	\$1,650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,817
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

### Community Information

Address	21 Via Cristobal
Area	TL - Talega
Subdivision	Sabella (SABE)
City	San Clemente
County	Orange

Zip Code 92673

## Amenities

Amenities Meeting Room, Picnic Area, Pool, Recreation Room, Barbecue, Meeting/Banquet/Party Room, Other Courts, Outdoor Cooking Area, Playground, Sport Court, Tennis Court(s), Trail(s)

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available

Parking Spaces 5

Parking Garage, Garage Door Opener, Direct Access, Door-Single, Driveway, Driveway Level, Garage Faces Front, On Site, Private, Storage

# of Garages 3

Garages Garage, Garage Door Opener, Direct Access, Door-Single, Driveway, Driveway Level, Garage Faces Front, On Site, Private, Storage

View City Lights, Hills, Neighborhood, Peek-A-Boo

Has Pool Yes

Pool Heated, In Ground, Association

Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Security System

## Exterior

Exterior Features Barbecue, Lighting, Rain Gutters

Lot Description Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Street Level, Walkstreet, Yard

Windows Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens

Roof Spanish Tile

## Interior

Interior Carpet, Tile, Stone

Interior Features Walk-In Closet(s), Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Stone Counters, Storage, Walk-In Pantry, Wired for Sound

Appliances Dishwasher, Disposal, Microwave, Convection Oven, Electric Oven, Gas Cooktop, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Dining Room, Gas, Raised Hearth

# 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                  October 25th, 2023  
Days on Market              4  
Short Sale                    N  
RE / Bank Owned          N

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