

# **\$1,798,000 - 33 Via Regalo, San Clemente**

MLS® #OC24005079

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## **\$1,798,000**

5 Bedroom, 3.00 Bathroom, 2,987 sqft  
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Stunning 5-bedroom, 3-bathroom View home featuring second level valley, hilltop, and peek ocean views. Positioned next to Rancho Mission Viejo Preserve, Portomarin is one of Talega most peaceful and serene locations. Miles of hiking trails surround, including neighborhood access to the San Clemente high point. Walking distance to Tierra Grande pool, Pickleball courts, and San Clemente family favorite -Tierra Grande Park. Enjoy the open floor plan, elegant white quartz kitchen countertops, a spacious island adorned with an enchanting glass chandelier, shaker cabinets, marble backsplash, with a walk-in pantry & built-in desk leading to a three-car garage. One bedroom and a full bathroom are conveniently located downstairs along with a bonus room equipped with built-in cabinets, making it an ideal kids' playroom. The upper level consists of the master bedroom boasting unobstructed valley to peek-a-boo ocean views, along with three additional bedrooms. Indulge in the luxurious master bathroom featuring a marble-tiled shower, a dual vanity elegantly separated by a spacious bathtub enhanced with a captivating bubble chandelier above. The refined ambiance continues with white quartz countertops and stylish grey mosaic tile floors, creating a perfect blend of luxury and modern aesthetics. Ideal for hosting gatherings, the outdoor space boasts a stylish dark cement and brick-built BBQ island, seating for 10, a refrigerator, and a Perlick Kegerator system. Complete with pet-friendly



AstroTurf, exquisite landscaping and a covered center courtyard, this home has it all! Experience Talega amenities and events, the inviting San Clemente beaches, award-winning schools in this fantastic location near Tierra Grande pool and parks.

Built in 2006

**Essential Information**

MLS® #	OC24005079
Price	\$1,798,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,987
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandon Ruddy
Listing Office	Bullock Russell RE Services

**Community Information**

Address	33 Via Regalo
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Barbecue, Clubhouse, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	5
Parking	Garage, Direct Access, Driveway, Garage Faces Front
# of Garages	3

Garages	Garage, Direct Access, Driveway, Garage Faces Front
View	Ocean, Peek-A-Boo, Valley
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, 0-1 Unit/Acre, Landscaped
Windows	Custom Covering(s)
Foundation	Slab

## Interior

Interior	Carpet, Tile, Stone
Interior Features	Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Double Oven, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# 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	January 8th, 2024
Days on Market	62
Short Sale	N
RE / Bank Owned	N

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