

\$1,193,475 - 101 Via Presa, San Clemente

MLS® #OC24016886

\$1,193,475

3 Bedroom, 3.00 Bathroom, 1,990 sqft
Residential on 0 Acres

Vilamoura (VMO), San Clemente,

Introducing 101 Via Presa, a prime property located in the beautiful coastal city of San Clemente, CA 92672. This serene dwelling is part of the tranquil community of Vilamoura in Rancho San Clemente. This spacious home boasts an expansive 1,990 square feet of living space with high ceilings and plenty of natural light. It features three bedrooms, two and a half baths and a loft. The primary suite has a balcony overlooking the backyard. Both secondary bedrooms have peekaboo ocean views. With the largest floor plan in the community there is plenty of space for all your needs. The interior has been recently enhanced with fresh paint. The remodeled kitchen comes equipped with stainless steel appliances including a new gas range, convection microwave and Bosch dishwasher that blend form and function. Both the oven and microwave have air fry capabilities making cooking a breeze. A new side by side Maytag washer and dryer bring added convenience to your regular routine. Step outside into your own private oasis; a spacious yard complete with a zen fountain providing the perfect ambiance for relaxation or entertaining guests. For those who enjoy a little extra luxury, there's also a private hot tub - ideal for unwinding after a long day. Residents will appreciate access to the community pool, offering an excellent venue for socializing and cooling off during warm California summers. The pool offers bbqs and a gorgeous ocean view. Beyond the property itself, you'll find



yourself surrounded by numerous amenities within close proximity. Fitness enthusiasts will be thrilled with the Lifetime Fitness facility just around the corner. Rancho San Clemente Park offers basketball courts, volleyball courts and picnic amenities. 101 Via Presa represents not just a home but a lifestyle - one that embodies tranquility, convenience, and luxury in equal measure. If you're looking for an opportunity to experience the best of San Clemente living, this property is a must-see.

Built in 1989

Essential Information

MLS® #	OC24016886
Price	\$1,193,475
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Carra Abernathy
Listing Office	Pacific Sotheby's International Realty

Community Information

Address	101 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Sport Court, Maintenance Grounds, Barbecue, Picnic Area, Pool, Spa/Hot
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	Tub, Trash, Outdoor Cooking Area
Parking Spaces	2
# of Garages	2
View	Ocean, Peek-A-Boo
Has Pool	Yes
Pool	Association

Exterior

Lot Description	0-1 Unit/Acre, Back Yard
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Interior

Interior Features	Balcony, Recessed Lighting, All Bedrooms Up, Loft, Primary Suite, Walk-In Closet(s), High Ceilings, Two Story Ceilings
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer, Convection Oven
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom, Multi-Sided
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	November 27th, 2023
Short Sale	N
RE / Bank Owned	N

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