

\$985,000 - 12 Via Villena, San Clemente

MLS® #OC24025842

\$985,000

4 Bedroom, 3.00 Bathroom, 1,881 sqft
Residential on 0 Acres

Verano (VERA), San Clemente,

DESIRABLE VIEW HOME WITH A RARE END UNIT LOCATION IN THE TALEGA TRACT OF VERANO. This sought-after location in the hills of San Clemente showcases a beautiful canyon view and a popular two story floor-plan with no neighbor above. The patio/yard is the perfect place to relax and enjoy sit down canyon views. The property has been meticulously maintained with exceptional pride of ownership. The main level boasts beautiful open concept kitchen and living areas with a fireplace and wood shutters. The kitchen features granite countertops, an island, Bosch dishwasher and ample cabinet space. There is a dedicated inside laundry room and a guest powder room nearby. Direct access to the 2-car garage. The downstairs den/optional 4th bedroom completes the main level. Upstairs there are three spacious bedrooms, including the primary. The primary bedroom is well positioned for prime canyon views and the remodeled primary bathroom features dual vanities, a jetted-tub, separate walk-in shower, and a large walk-in closet. Additional upgrades include alkaline water system, tint on all windows, new ceiling light fixtures and stair wall sconces, newer washer and dryer, all toilets updated, barn door added in primary bedroom, new screens, and more. The Verano tract offers a community pool and spa, walking trails adjacent to the property, open grass areas and convenient distance to local award winning, Vista Del Mar Elementary/Middle



Schools nearby. The well-planned Talega community offers its residents resort-style amenities including two lap pools (heated year-round), two recreation pools (seasonal), 19 miles of hiking trails, programs, clubs, special events, a sports court, a sand volleyball court, tot lots and so much more!

Built in 2004

Essential Information

MLS® #	OC24025842
Price	\$985,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,881
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Brittany Soroudi
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	12 Via Villena
Area	TL - Talega
Subdivision	Verano (VERA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Picnic Area, Playground, Pool, Spa/Hot Tub, Dog Park, Trail(s)
Parking Spaces	2
# of Garages	2

View	Canyon, Park/Greenbelt, Hills
Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	Back Yard, Corner Lot, Yard
Roof	Spanish Tile

Interior

Interior	Carpet, Wood
Interior Features	Granite Counters, Bedroom on Main Level, Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Water Heater, Convection Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family 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	February 6th, 2024
Short Sale	N
RE / Bank Owned	N

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