

\$1,089,000 - 613 Via Presa, San Clemente

MLS® #OC24027813

\$1,089,000

3 Bedroom, 3.00 Bathroom, 1,547 sqft
Residential on 0 Acres

Vilamoura (VMO), San Clemente,

Treat yourself to the relaxed lifestyle youâ€™ve always wanted in this gorgeous Rancho San Clemente townhome-style condo residence! Peacefully set within the Vilamoura community, this end-unit haven welcomes you to a sun-soaked interior enhanced by neutral hues, lofty ceilings, and a combination of easy-care tile and hardwood flooring. Expansive picture windows lend to the lively atmosphere of the living room, warmed by an inviting fireplace. Hold intimate gatherings under the glow of the dining areaâ€™s stylish chandelier. Bright and modern, the immaculate kitchen equips you with stainless steel appliances, deep cabinetry with trim lighting, and sleek quartz countertops throughout, including the four-seater breakfast counter. Wake up to serene vistas in the carpeted bedrooms, the grandest of which is the primary suite which showcases vaulted ceilings, another hearth, an exclusive scenic balcony, and a rejuvenating ensuite. A refreshing shared bath and a powder room accommodate your guests. Pass through large glass sliders to unwind in seclusion out on the wraparound patio where you can enjoy weekend BBQs surrounded by beautifully landscaped hillsides. Additional features are a neatly tucked-away laundry closet and an attached 2-car garage. Upgraded enhancements to be appreciated are new vanities in all bathrooms, all appliances and HVAC system new within the past 18 months old, resurfaced back patio with new landscape & irrigation, new garage door,



EV charger in garage, new walk-in shower in primary bath, all closets offer double-hung space. As perks, youâ€™ll have access to incredible amenities like the community pool with ocean views, spa, and various picturesque viewing sites. Close proximity to hiking trails, schools, LifeTime Fitness, Lobo Elementary School, Rancho San Clemente Park which offers playground, sand volleyball, basketball, and picnic tables. You will be thrilled to call this beauty your new home!

Built in 1989

Essential Information

MLS® #	OC24027813
Price	\$1,089,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Lisa Adams
Listing Office	Distinctive Coast Properties

Community Information

Address	613 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Pool, Spa/Hot Tub, Trash
Utilities	Electricity Available, Natural Gas Available, Water Available, Sewer Available
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage Faces Front, Garage, Guest, Side By Side
# of Garages	2
Garages	Door-Multi, Direct Access, Garage Faces Front, Garage, Guest, Side By Side
View	Hills, Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Corner Lot, Cul-De-Sac, Level
Windows	Plantation Shutters
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Stone, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), High Ceilings, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Open Floorplan, Quartz Counters, Two Story Ceilings
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	February 22nd, 2024
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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