

\$1,690,000 - 37 Via Regalo, San Clemente

MLS® #OC24029355

\$1,690,000

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

Portomarin (PORM), San Clemente,

Nestled on a sought-after street in the esteemed Portomarin tract within Talega, this exquisite 4-bedroom plus loft, 3-full bath home epitomizes comfort, style, and functionality. Boasting a coveted floor plan within approximately 3000 sq ft of living, with a main floor bedroom and full bathroom, providing flexibility and convenience for multi-generational living or guests. The interior courtyard enhances the living experience, allowing an abundance of natural light to illuminate the home and creating a serene atmosphere that extends the living space. Enjoy the ambiance of a dual-sided see-through gas fireplace in the formal dining room and kitchen eating area, adding character and warmth to both spaces. The gourmet kitchen features granite countertops, a large center island, a double oven, 5-burner cooktop, dinette area and walk-in pantry. Upstairs, the exquisite master bedroom retreat awaits, complete with a spacious en-suite bathroom featuring a soaking tub, dual vanities, a separate shower stall, and a large walk-in closet. Two secondary bedrooms upstairs share a bright and delightful bathroom, while a bonus room loft provides additional living space for relaxation, entertainment, a home office or it can be easily converted to a 5th bedroom. You will also enjoy the convenience of a large, upstairs laundry room with plenty cabinets and included washer and dryer, as well as an attached 3-car garage with direct access into the home. The



backyard offers a perfect retreat with a grassy area, mature landscaping, a patio overhang, and a firepit, ideal for outdoor gatherings or quiet evenings. Residents of Talega enjoy access to a host of amenities, including the award-winning Vista Del Mar K-8 school, championship golf course, multiple pools, clubhouse, parks, hiking trails, tennis and pickleball courts, sports parks, events for all ages, and the Talega Village Center with shops and restaurants.

Built in 2006

Essential Information

MLS® #	OC24029355
Price	\$1,690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,987
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Laura Ginn
Listing Office	Berkshire Hathaway HomeService

Community Information

Address	37 Via Regalo
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Sport Court, Tennis Court(s), Meeting Room, Pickleball, Picnic
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	Area, Playground, Pool, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Driveway, Garage Faces Front, Garage, Concrete, Direct Access
# of Garages	3
Garages	Driveway, Garage Faces Front, Garage, Concrete, Direct Access
View	Hills
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior	Stucco
Exterior Features	Fire Pit
Lot Description	0-1 Unit/Acre, Front Yard, Sprinklers Timer, Yard, Back Yard, Garden, Landscaped, Sprinkler System
Windows	Double Pane Windows, Blinds, Screens
Roof	Concrete, Fire Proof
Construction	Stucco

Interior

Interior	Carpet, Stone
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Bedroom on Main Level, Granite Counters, Loft, Pantry, Primary Suite, Walk-In Pantry
Appliances	Double Oven, Dishwasher, Disposal, Refrigerator, Dryer, Washer, Gas Cooktop, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Gas, Gas Starter, Kitchen, See Through
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar

Additional Information

Date Listed	February 12th, 2024
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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