

# **\$1,699,000 - 17 Calle Alumbrado, San Clemente**

MLS® #OC24042262

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**\$1,699,000**

6 Bedroom, 3.00 Bathroom, 3,213 sqft  
Residential on 0 Acres

Portofino (PORT), San Clemente,

VIEW HOME! Welcome to Portofino; A highly sought-after community of 38 residences nestled on a cul-de-sac street in beautiful Talega of San Clemente. This Spanish architecture-inspired two-story home offers 3,213 square feet of interior living space. This property presents a unique opportunity for those with a vision. The interior floor plan features a separate living room, dining room, and open den to the kitchen area. This spacious residence offers 6 bedrooms and 3 baths. There are 2 main floor bedrooms/one with no closet that can be used as an office, and upstairs has 4 bedrooms. The Master suite boasts a view of rolling hills, a soaking tub and separate shower, dual sinks, and a huge walk-in closet. Separate laundry room, and loft area behind the stairs. Outside, the open usable backyard presents endless possibilities, perfect for alfresco dining against the backdrop of gorgeous panoramic views. This property offers the potential to create a masterpiece. Don't miss the chance to reimagine this space and unlock its full potential. A tot-lot is across the street and the backyard is perfect for entertaining. Location, location, Vista Del Mar school, parks, clubhouse, restaurants, and shopping. Minutes to the San Clemente outlets, Del Mar Street, 5 freeway, and amazing Beaches. Talega lifestyle amenities include clubhouses, pools, parks, tennis, sports courts, and miles of trails.



Built in 2003

## Essential Information

MLS® #	OC24042262
Price	\$1,699,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Square Footage	3,213
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Sandy Rabahieh
Listing Office	Surterre Properties Inc

## Community Information

Address	17 Calle Alumbrado
Area	TL - Talega
Subdivision	Portofino (PORT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Sport Court, Barbecue, Picnic Area, Pool, Pet Restrictions, Recreation Room, Tennis Court(s), Dog Park, Playground, Trail(s)
Utilities	Electricity Available, Phone Available, Sewer Connected, See Remarks, Cable Available, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Covered, Private, Uncovered
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Covered, Private, Uncovered
View	City Lights, Hills, Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, See Remarks

## Exterior

Lot Description	0-1 Unit/Acre
Foundation	Slab

## Interior

Interior	Carpet, Tile, See Remarks
Interior Features	Bedroom on Main Level, Walk-In Closet(s), Ceramic Counters, Granite Counters, Tile Counters
Appliances	Double Oven, Gas Cooktop, Disposal, Electric Oven
Heating	Central, Forced Air, Fireplace(s), See Remarks, Solar
Cooling	Central Air, Dual, Electric, See Remarks
Fireplace	Yes
Fireplaces	Family Room, See Remarks
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	February 29th, 2024
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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