

# **\$2,499,000 - 2106 Colina Del Arco Iris, San Clemente**

MLS® #OC24047376

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## **\$2,499,000**

5 Bedroom, 4.00 Bathroom, 3,256 sqft  
Residential on 0 Acres

Reserve West (RESW), San Clemente,

Nestled within the gated community of the Reserve West, this stunning Spanish-style home offers a perfect blend of casual sophistication and breathtaking ocean views. Situated on the top street in the Reserve West, this home enjoys a prime location, providing both privacy and stunning vistas. The recently renovated kitchen is a chef's dream, featuring custom cabinetry, soft-close drawers, high-end appliances, and an expanded center island ideal for both casual gatherings and entertaining. The formal dining room provides ample space for elegant dinner parties and intimate gatherings, while the main floor bedroom offers peaceful privacy and coastal views for guests. The primary suite is a true retreat, boasting a spacious deck overlooking the rolling hills and the Pacific Ocean, as well as a spa-like bathroom with a large soaking tub that also captures ocean views and refreshing sea breezes. The customized closet is a marvel of organization, complete with built-in dressers, shoe organizers, and custom hanging areas. Upstairs, three additional bedrooms offer comfort and convenience, with one en-suite and the other two sharing a jack and jill bath. The outdoor space is designed for entertaining, featuring multiple sitting areas and a perfect setting for al-fresco dining. Savor your favorite beverage while taking in the stunning views of palm tree silhouettes against the beautiful blue ocean. With nothing left to do but move in, this home offers an opportunity to immediately start enjoying all



that San Clemente has to offer. Additionally, this home boasts paid-in-full solar panels, resulting in a \$0 electricity bill, providing both eco-friendly living and cost savings. Located in the sought-after Reserve West community, residents enjoy proximity to a resort-style pool, spa, Mediterranean-inspired clubhouse, jogging track, and sports field. Beyond the community, San Clemente beckons with its charming village shops, dining options, wine bars, golf courses, outdoor adventures, and a spectacular coastline boasting world-class beaches and renowned surfing spots. This property presents an enviable opportunity to experience the best of coastal living.

Built in 2004

### **Essential Information**

MLS® #	OC24047376
Price	\$2,499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,256
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Siobhan Ulnick
Listing Office	Compass

### **Community Information**

Address	2106 Colina Del Arco Iris
Area	FR - Forster Ranch
Subdivision	Reserve West (RESW)
City	San Clemente
County	Orange

Zip Code 92673

## Amenities

Amenities Clubhouse, Barbecue, Playground, Pool, Spa/Hot Tub, Fire Pit, Game Room, Jogging Path, Management, Meeting Room, Outdoor Cooking Area, Picnic Area, Recreation Room, Trail(s)

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected, Phone Available, Sewer Connected

Parking Spaces 3

Parking Garage, Direct Access, Door-Single, Driveway Level, Side By Side, Tandem

# of Garages 3

Garages Garage, Direct Access, Door-Single, Driveway Level, Side By Side, Tandem

View Hills, Ocean, Panoramic, Water

Has Pool Yes

Pool Community, Heated, Association

Security Gated Community, Smoke Detector(s), Fire Detection System, Fire Sprinkler System

## Exterior

Exterior Drywall, Stucco

Exterior Features Rain Gutters, Lighting

Lot Description Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Drip Irrigation/Bubblers, Level, Sprinkler System, Street Level, Yard

Windows Double Pane Windows, Custom Covering(s)

Roof Spanish Tile

Construction Drywall, Stucco

Foundation Slab

## Interior

Interior Carpet, Wood, Stone

Interior Features Crown Molding, Wired for Sound, Walk-In Pantry, Walk-In Closet(s), Bedroom on Main Level, Jack and Jill Bath, Open Floorplan, Paneling/Wainscoting, Primary Suite, Recessed Lighting, Utility Room

Appliances Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Gas Cooktop, Range Hood

Heating Forced Air

Cooling Central Air, Zoned

Fireplace Yes

Fireplaces Family Room, Gas, Living Room, Electric

# of Stories 2

Stories Two

### **School Information**

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

### **Additional Information**

Date Listed	March 8th, 2024
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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