

# **\$1,395,000 - 2 Corte Abertura, San Clemente**

MLS® #OC24048430

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## **\$1,395,000**

4 Bedroom, 3.00 Bathroom, 1,972 sqft

Residential on 0 Acres

Solana (SOLA), San Clemente,

Excellent corner lot location on a small and quiet cul-de-sac in the Solana community of popular Talega! Rare opportunity being one of the larger flat lots in the community at 5,337 sq ft with a large backyard. This light and bright residence offers 4 bedrooms and 2.5 baths. Upon entry, discover a welcoming open floorplan with vaulted ceilings, crown molding, bamboo flooring and ample natural light. The kitchen is open to a quaint dining area, the cozy family room, and has slider doors leading to the backyard placed just perfect for entertaining. The living room, formal dining, laundry room and a half bath complete the lower level. All four bedrooms are situated on the upper level with beautiful hills views. The primary bedroom boasts a generously sized primary bath with a walk-in closet, dual sinks, and a separate tub and shower. The private and gorgeous backyard with mature trees and landscaping add immensely to the appeal of this home. Feel the sensation of your own tropical oasis while lounging in this lovely space. The backyard is also large enough to add a pool. Low mello-roos area. Located within walking distance to the wonderful Talega Park which includes a playground, picnic area, baseball field and basketball court. The Talega community also offers residents multiple resort style amenities including pools, parks, miles of hiking/biking trails, sport courts, a clubhouse, special events, and more and is only a short drive or e-bike ride to the popular San Clemente beaches and freeway access!



Built in 2000

## Essential Information

MLS® #	OC24048430
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,972
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lon Whelan
Listing Office	Conrad Realtors Inc

## Community Information

Address	2 Corte Abertura
Area	TL - Talega
Subdivision	Solana (SOLA)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Tennis Court(s), Other Courts, Pickleball, Sport Court, Trail(s)
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Hills
Has Pool	Yes
Pool	Association
Security	Fire Sprinkler System

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard
Windows	Plantation Shutters
Construction	Stucco

## Interior

Interior	Bamboo
Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave
Heating	Forced Air
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	March 12th, 2024
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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