

\$1,595,000 - 54 Calle Maravilla, San Clemente

MLS® #OC24049223

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,428 sqft
Residential on 0 Acres

Mandalay (MAND), San Clemente,

Major pride of ownership behind the gates of the sought-after Mandalay neighborhood in Rancho San Clemente, this highly-upgraded home is positioned in one of the most desirable & private locations within the community. Upon arrival, green rolling hills beyond contrast a newly-painted, crispy-white exterior. Inside, a beautiful formal living room with two-story ceilings, a built-in book case & wood flooring welcomes you in. Flooded with natural light, large picture windows frame the serene natural hillside beyond. A large formal dining room leads to the open great room adjoining kitchen, informal dining, & family room all centered by gas fireplace & finished in clean marble-like tile flooring. In the kitchen, recent improvements include newly-lacquered cabinetry, an expanded island, & a brand new dishwasher. Down the hallway, direct garage access & a downstairs bedroom shares the 3/4 guest bathroom. Up the newly-carpeted stairs leads to three more bedrooms with vinyl plank flooring, two bathrooms & laundry room with tile flooring. Two guest bedrooms share a Jack & Jill bathroom. In the primary, views of the natural slope behind draw you in with complete privacy & clear blue skies. A large suite includes a spa-like bathroom, privacy toilet, walk-in closet, dual sinks, soaking tub, & walk-in shower. The light-filled white & bright interior living offers an elegant, upgraded, & uplifting feel. Other values: high ceilings, A/C, custom window treatments, newer interior paint & flooring. Outside, a huge backyard



offers low maintenance living with synthetic turf, covered lounging patio, private entry dining patio, vinyl perimeter fencing, no rear neighbors all with mature landscaping & ample room for customization (pool/spa, putting green, fire pit, etc.) The way the home sits with the neighboring properties provides for eminent privacy, rare to find. Located within a gated community (low HOA) near ample shopping & amazing hiking trails, this home balances convenience with quality outdoor living. All this within a 10-minute drive to world-class surfing at Trestles, the 2.5 mile beach trail, an awesome downtown scene with popular cafes, new restaurants / fine dining, shopping, & entertainment including local events on Avenida Del Mar, summer beach concerts, & seaside dining over the ocean at the classic Fisherman's at San Clemente Pier. An original-owner property for a reason, this has been a fantastic place to call home!

Built in 1998

Essential Information

MLS® #	OC24049223
Price	\$1,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,428
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Traditional
Status	Closed
Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	54 Calle Maravilla
Area	RS - Rancho San Clemente
Subdivision	Mandalay (MAND)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Controlled Access, Security, Maintenance Grounds, Management
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Door-Multi, Private, Side By Side
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Door-Multi, Private, Side By Side
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Gated Community, Security System

Exterior

Exterior	Drywall, Stucco, Concrete
Exterior Features	Rain Gutters, Lighting
Lot Description	0-1 Unit/Acre, Back Yard, Front Yard, Gentle Sloping, Lawn, Landscaped, Level, Sprinkler System, Garden, Near Park, Rectangular Lot, Street Level, Trees, Yard
Windows	Double Pane Windows, Drapes, Screens, Blinds, Custom Covering(s), French/Mullioned
Roof	Concrete, Flat Tile
Construction	Drywall, Stucco, Concrete
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood, Vinyl
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Jack and Jill Bath, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Crown Molding, In-Law Floorplan, Tile Counters, Unfurnished

Appliances	Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater, Gas Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Electric, High Efficiency
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Great Room, Kitchen, Multi-Sided, See Through
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman
Middle	Bernice

Additional Information

Date Listed	March 13th, 2024
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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