

# **\$1,645,000 - 15 Via Timon, San Clemente**

MLS® #OC24057269

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## **\$1,645,000**

4 Bedroom, 3.00 Bathroom, 2,872 sqft  
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Former Model Home located on a short and quiet Cul De Sac street, with very little traffic! This Portomarin home is situated at the end of Ave. Talega, making it exceptionally quiet and peaceful. The minute you enter, you'll be drawn to the exquisite finishes and designer touches that only a former model home can provide. From the built-in cabinetry throughout and stone floors, to the gorgeous crown molding details, and the dramatic dark wood cased ceilings, this property offers the ultimate in craftsmanship. Don't miss the highly sought after Main Floor Bedroom and detached Full Bath. Also featuring a large loft showcasing a wall of gorgeous custom cabinetry with 2 built-in work stations! The gourmet kitchen features granite countertops, Sub Zero fridge, warming drawer, as well as a large island with sink and stainless appliances. Additional details include new carpet throughout the 2nd story, recessed lights, plantation shutters, custom fireplace and newer interior paint. All bedrooms are generously sized, however the huge Master Retreat with seating area will take your breath away! There's even a surprise room just off the primary, which is perfect for a home office, nursery, or home gym! The options for this space are limitless! This entertainer's dream home highlights a private, wraparound backyard with multiple gathering areas. Entertain in the rear yard, or the courtyard, just off the kitchen. With no homes directly behind, this yard offers complete serenity. The extra long driveway features a



privacy gate, making it a perfect place for the kids or pets to play safely. As if all of this isn't enough, the home also includes OWNED SOLAR, which will help to offset those ever-rising electric bills! Located only a short walk to pool, golf and all of Talega's coveted amenities. Not a single detail has been missed!

Built in 2006

**Essential Information**

MLS® #	OC24057269
Price	\$1,645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,872
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Miller
Listing Office	@Vantage Real Estate

**Community Information**

Address	15 Via Timon
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Clubhouse, Pool, Dog Park, Golf Course, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage, Direct Access

# of Garages	2
Garages	Garage, Direct Access
View	None
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Cul-De-Sac
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## Interior

Interior	Stone
Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Pantry, Recessed Lighting, Walk-In Pantry
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	February 25th, 2024
Short Sale	N
RE / Bank Owned	N

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