

\$2,288,000 - 80 Via Regalo, San Clemente

MLS® #OC24141767

\$2,288,000

5 Bedroom, 5.00 Bathroom, 3,632 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

Refreshed with a contemporary, vibrant interior, enhanced LED lighting, and professional staging, this Stella Mare residence in Talega blends style and sophistication with a youthful flair. Nestled on an extra-wide cul-de-sac homesite, the five-bedroom layout is designed for entertaining, relaxation, and family living. The main floor includes a guest suite, a welcoming formal living room, a dining room that opens to an enclosed courtyard with its own fireplace, and a serene side yard surrounded by mature landscaping. The heart of the home features an open-concept kitchen and family room with a breakfast nook. Recently remodeled, the kitchen showcases Montreal quartz countertops, a herringbone backsplash, and rattan bell pendant lighting. It includes a sit-down center island, a KitchenAid appliance package with a 6-burner cooktop, built-in refrigerator, double oven, dishwasher, and microwave. A butler's pantry provides additional storage and a walk-in pantry. The spacious family room is complete with a stacked stone fireplace and built-in audio-video storage. Upstairs, an oversized loft serves as an ideal recreation center, surrounded by three guest bedrooms. Two bedrooms, currently used as offices, share a dual-sink Jack-and-Jill bathroom, while the other guest bedroom enjoys an ensuite bathroom. The primary suite offers serene views of the surrounding hills and trees, a private balcony, and a recently updated



bathroom with white shaker cabinetry, his and her vanities, a soaking tub, a walk-in shower, and an oversized walk-in closet. Also on this level is a laundry room with a utility sink. The exterior is enhanced with interlocking pavers, high-quality artificial turf, and mature plants, creating a soothing, tranquil environment. Additional features include a whole-house re-pipe, a 3-car garage with storage and epoxy-finished floors, and a leased water softener and reverse osmosis system. The home is walking distance to Tierra Grande Swim Center and the Red Barn Sports Park, and a short distance to Talega's championship golf course, the Talega trailhead, and the Talega Swim & Athletic Club, and just minutes from San Clemente's beaches and pier.

Built in 2005

Essential Information

MLS® #	OC24141767
Price	\$2,288,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,632
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Giulietta Wilson
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	80 Via Regalo
Area	TL - Talega

Subdivision	Stella Mare (STLM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Barbecue, Dog Park, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Tandem
# of Garages	3
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Tandem
View	Hills, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Community, Heated, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sprinkler System, Yard, Close to Clubhouse, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Trees
Windows	Blinds, Double Pane Windows, Screens, Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Loft, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Jack and Jill Bath, Stone Counters, Storage, Tile Counters, Wired for Sound

Appliances	SixBurnerStove, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Water Purifier, Electric Oven, Ice Maker, Vented Exhaust Fan, Water Softener
Heating	Central, Forced Air, Zoned
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, Living Room, Family Room, Gas Starter, Outside
# 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	July 11th, 2024
Days on Market	105
Short Sale	N
RE / Bank Owned	N

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