

\$1,995,000 - 1715 Colina Terrestre, San Clemente

MLS® #OC24209108

\$1,995,000

4 Bedroom, 5.00 Bathroom, 3,150 sqft
Residential on 0 Acres

Reserve West (RESW), San Clemente,

Located within the prestigious & gated Reserve West neighborhood (no Mello-ros tax), this stunning home offers a coastal lifestyle unmatched. Situated near the end of a quiet cul-de-sac, the home is positioned to capture morning sun, illuminating the main living spaces. At 3,150 SF, this open-concept floor plan features 4 bedrooms (main-floor suite with private/covered patio), & 4.5 total bathrooms. Inside, it's apparent the home was recently refreshed with all new interior paint, LVP flooring throughout, updated kitchen, Spanish-modern tiling and several new fixtures. A chic formal living room sets the tone for what's ahead. A true great room draws you within featuring formal dining, kitchen, & family rooms all in one open space under 9' ceilings. Recently updated with quartz counters at the built-in buffet niche, the formal dining room offers ample space capable of hosting 8 at circular dining. In the kitchen, recently-painted cabinets with new contrasting hardware, hand-made subway backsplash, & veined quartz counters with waterfall island. New satin-black fixtures in the dining, kitchen, & comfortable family room warmed by gas fireplace with industrial ceiling fan. The family room comes equipped with built-ins & media center, capturing views of greenery and ample natural light. Off the family room, a single-lite French door leads to covered patio, gas BBQ with bar seating, custom hardscaping & elevated lounging patio with in-line gas fire pit. Mature landscaping including lemon



tree,tropical palms,& large grassy area all create lush outdoor living with privacy from a well-vegetated slope behind. Cafe lighting overhead sets the mood around the fire with built-in seating.Spanish-tiling on the stair risers invite you upstairs to 3 generous suites(one w/private deck),a central laundry room & flex space(easy conversion to 5th bedroom). The primary suite offers views of greenery,custom draperies, & modern fan. A massive ensuite bath with jetted tub,walk-in shower,dual vanities,& huge built-out, walk-in closet.Other values: 2-car garage,newer AC,whole-house fan,& solar power. Walkable to the Reserve's resort-like amenities,pool(s),spa,massive sports park,playground,& clubhouse. Central to all that San Clemente has to offer:incredible restaurants,shopping,historic downtown,San Clemente Pier, 2.5 mile beach trail,& world-class surfing at Trestles. Truly a premiere location in The Reserve,don't miss this opportunity to live in one of Forster Ranch's best gated communities!

Built in 2003

Essential Information

MLS® #	OC24209108
Price	\$1,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	3,150
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent	Christian Wach
Listing Office	Talavera Real Estate

Community Information

Address	1715 Colina Terrestre
Area	FR - Forster Ranch
Subdivision	Reserve West (RESW)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Fire Pit, Meeting Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Security, Trail(s), Game Room, Jogging Path, Management
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Private, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Private, Side By Side
View	Hills, Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s), Firewall(s)

Exterior

Exterior	Drywall, Stucco, Concrete
Exterior Features	Lighting, Rain Gutters, Barbecue, Fire Pit
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Near Park, Rectangular Lot, Sprinkler System, Yard, Close to Clubhouse, Gentle Sloping, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Custom Covering(s), Drapes, French/Mullioned, Insulated Windows
Roof	Concrete, Tile
Construction	Drywall, Stucco, Concrete
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Two Story Ceilings, Bar, Attic, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s), Dry Bar, In-Law Floorplan
Appliances	Built-In Range, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Barbecue, High Efficiency Water Heater, Ice Maker
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Electric, Attic Fan, ENERGY STAR Qualified Equipment, High Efficiency, Whole House Fan, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Outside
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	October 14th, 2024
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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