

\$749,000 - 34 Via Villena, San Clemente

MLS® #OC24230119

\$749,000

2 Bedroom, 2.00 Bathroom, 1,351 sqft
Residential on 0 Acres

Verano (VERA), San Clemente,

You are in for a DELIGHT!! Nestled in the highly sought-after Verano neighborhood of Talega, this bright and inviting freshly painted and staged 2-bedroom, 2-bathroom condo seamlessly blends modern style and everyday functionality. The spacious, open-concept layout features stunning hardwood floors throughout, a chef-inspired kitchen with sleek granite countertops and stainless steel appliances, and a cozy living room with a charming fireplace. Additional thoughtful upgrades include a water softener system, tankless water heater, ceiling fans, a dedicated laundry room, and an attached two-car garage with direct access.

The Verano community features a pool and spa, scenic walking trails right outside your door, expansive grassy areas, and is just a short distance from the highly-rated Vista Del Mar Elementary and Middle Schools. Within the larger Talega community, residents enjoy a wealth of resort-style amenities, including two year-round heated lap pools, two seasonal recreation pools, 19 miles of hiking trails, and a variety of programs, clubs, and special events. Additional highlights include a sports court, sand volleyball court, tot lots, and so much more (see <https://talega.today>)! PLUS San Clemente's beautiful beaches are just a short drive away!

This condo offers both comfort and convenience in a prime location—truly a



must-see!

Built in 2004

Essential Information

MLS® #	OC24230119
Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Jimmy Reed
Listing Office	Re/Max Coastal Homes

Community Information

Address	34 Via Villena
Area	TL - Talega
Subdivision	Verano (VERA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Tandem
# of Garages	2
Garages	Door-Single, Garage, Tandem
View	Neighborhood
Has Pool	Yes

Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Roof	Spanish Tile
Construction	Stucco

Interior

Interior	Wood
Interior Features	Balcony, Separate/Formal Dining Room, Eat-in Kitchen, Tandem, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living 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	November 7th, 2024
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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