

\$2,423,000 - 44 Via Timon, San Clemente

MLS® #OC24231752

\$2,423,000

5 Bedroom, 5.00 Bathroom, 3,901 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

NESTLED IN THE PRESTIGIOUS STELLA MARE TRACT OF TALEGA, THIS STUNNING VIEW HOME BOASTS A GENEROUS LOT, FIVE SPACIOUS BEDROOMS AND FOUR-AND-HALF LUXURIOUS BATHROOMS. THE CONVENIENCE OF A DOWNSTAIRS OFFICE MAKES THIS HOME AS FUNCTIONAL AS IT IS BEAUTIFUL. The gourmet kitchen offers granite countertops, white cabinetry, an oversized island with bar seating, stainless steel appliances, a breakfast nook, walk-in pantry & butler's pantry. Additionally, the open concept kitchen flows seamlessly into the family room, each offering spectacular views. Further enhancing the main level is a living room, en-suite guest bedroom, powder room, formal dining room, interior courtyard with fireplace & a two-car garage featuring built-ins and epoxy flooring. THE SPACIOUS PRIMARY SUITE FEATURES A LARGE BALCONY WITH PANORAMIC VIEWS, a deluxe primary bathroom with soaking tub, dual vanities, walk-in shower and a large walk-in closet. The second level also showcases three bedrooms (one en-suite & two adjoined by a Jack and Jill bathroom), a large bonus room and a laundry room. Additional upgrades include solar power, Tesla charging station, a water softener, wide plank luxury vinyl flooring downstairs and plantation shutters. THE GENEROUSLY SIZED BACKYARD IS AN ENTERTAINER'S DELIGHT, SHOWCASING AMAZING VIEWS, PLENTY OF LAWN SPACE, BEAUTIFUL



**LANDSCAPING WITH EXTERIOR LIGHTING
& A BBQ WITH EXTENSIVE BAR SEATING.**

Talega community amenities include pools, parks, sport courts, biking and hiking trails. The Tierra Grande community pool, pickle ball court, park, sports courts and "barn park" playground is conveniently located within a 5-minute walk of the property. This home is a must see!!!

Built in 2008

Essential Information

MLS® #	OC24231752
Price	\$2,423,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,901
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

Community Information

Address	44 Via Timon
Area	TL - Talega
Subdivision	Stella Mare (STLM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Call for Rules, Clubhouse, Management, Meeting/Banquet/Party Room,
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	Meeting Room, Other Courts, Pet Restrictions, Pickleball, Picnic Area, Playground, Pool, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Cable Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Storage
# of Garages	2
Garages	Driveway, Storage
View	Hills, Panoramic
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System

Exterior

Exterior	Drywall, Concrete, Glass, Stucco
Exterior Features	Barbecue, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Near Park, Sprinkler System, Walkstreet, Yard
Windows	Double Pane Windows, Blinds, Plantation Shutters, Shutters
Roof	Spanish Tile
Construction	Drywall, Concrete, Glass, Stucco
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Balcony, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, In-Law Floorplan, Jack and Jill Bath, Loft, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Tile Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Microwave, Refrigerator, Built-In Range, Disposal, Double Oven, Gas Range, Range Hood, Water Heater, Water Softener
Heating	Central, Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, 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	November 14th, 2024
Days on Market	131
Short Sale	N
RE / Bank Owned	N

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