

\$2,090,000 - 12 Via Timon, San Clemente

MLS® #OC24231947

\$2,090,000

5 Bedroom, 4.00 Bathroom, 3,074 sqft
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Nestled at the end of a tranquil cul-de-sac in the picturesque Portomarin tract in Talega, this hillside home offers a rare combination of privacy and sweeping views. With panoramic views spanning the mountains, canyon, and neighborhood, along with glimpses of the ocean, this home is a sanctuary of tranquility and natural beauty. The open-concept floor plan is perfectly designed for both entertaining and everyday living. The chef's kitchen boasts a large island with seating for five, granite countertops, stainless steel appliances, a walk-in pantry, and direct access to the dining room. Flowing seamlessly from the kitchen is an inviting living space with a stone fireplace and built-in entertainment center. Upstairs, discover a versatile bonus room—ideal for a home office, theater, or playroom. The luxurious primary suite impresses with dual walk-in closets, a spacious soaking tub, and an oversized balcony that captures breathtaking views. The secluded backyard, bordered by only a single neighboring property, is designed for alfresco living and refined outdoor entertaining. Complete with an outdoor kitchen, bar area, and a built-in fireplace, it provides the perfect backdrop for entertaining under the stars or enjoying gentle ocean breezes, great sunsets and the warm Southern California evenings. Conveniently positioned near scenic trails, and just moments from the historic charm of downtown San Clemente, exclusive shopping at The Outlets, and some of Southern



California’s finest beaches. Enjoy a lifestyle of unparalleled convenience and leisure, surrounded by the best that coastal living has to offer.

Built in 2007

Essential Information

MLS® #	OC24231947
Price	\$2,090,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,074
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Helena Noonan
Listing Office	Compass

Community Information

Address	12 Via Timon
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Maintenance Grounds, Management, Meeting Room, Pickleball, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Private, Side By Side, Storage

# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Private, Side By Side, Storage
View	Canyon, Coastline, Golf Course, Hills, Neighborhood, Ocean, Panoramic, Peek-A-Boo, Valley
Has Pool	Yes
Pool	Association, Fenced, Filtered, Gunite, In Ground, Lap
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Prewired, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Stucco, Drywall, Wood Siding
Exterior Features	Rain Gutters, Barbecue, Lighting
Lot Description	Front Yard, Lawn, Agricultural, Back Yard, Corner Lot, Cul-De-Sac, Greenbelt, Landscaped, Level, Near Park, Orchard(s), Sprinklers In Front, Sprinklers In Rear, Yard
Windows	Blinds, Screens, Double Pane Windows
Roof	Concrete, Shake
Construction	Stucco, Drywall, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Stone, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Balcony, Breakfast Area, Built-in Features, Dry Bar, Granite Counters, Pantry, Primary Suite, Recessed Lighting, Smart Home, Storage, Unfurnished, Utility Room, Walk-In Pantry, Wired for Data, Wired for Sound
Appliances	Built-In Range, Convection Oven, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Softener, Barbecue, Electric Oven, Freezer, Ice Maker, Indoor Grill, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Solar
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Masonry, Gas Starter, Outside, Raised Hearth, Wood Burning
# 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 11th, 2024
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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