

\$2,150,000 - 13 Calle Alumbrado, San Clemente

MLS® #OC24242705

\$2,150,000

6 Bedroom, 3.00 Bathroom, 3,213 sqft
Residential on 0 Acres

Portofino (PORT), San Clemente,

Stunning property featuring the largest floorplan in the popular Portofino neighborhood of Talega! Ideal location being only steps to award winning school and shopping/restaurants. 6 bedrooms, 3 bathrooms, and over 3,200 square feet of living space, this home offers ample room to thrive. Two bedrooms on the lower level which could easily be converted to one bedroom downstairs and a 3-car tandem garage. Solar installed and is seller-owned. A private oasis, the backyard is complete with a resort-style custom pool, spa, water features, and BBQ overlooking a scenic canyon with hills views. Enjoy serene sunsets, a sense of tranquility with no neighbors behind, and space for endless enjoyment. Nestled on a cul-de-sac street with a community playground right across the street. Excellent curb appeal includes a custom bouquet-canyon stone ribboned driveway, walkway, and a covered front porch. Inside, the home is equally impressive. The cozy formal living room features a custom stone fireplace, while the formal dining room opens to a picturesque courtyard viewed through elegant French doors. The heart of the home is the expansive great room, where the gorgeous kitchen flows seamlessly into the family room. The recently updated kitchen showcases a Zline professional double oven, quartz counters, farmhouse sink, large center island, and a pantry. Upstairs, the home continues to impress with an open loft featuring a custom



two-person built-in desk. The beautiful master suite boasts scenic views, dual vanities, soaking tub, separate shower, and an oversized walk-in closet. Three additional bedrooms and a full bathroom complete the upper level. Conveniently located near the top-rated Vista Del Mar School and Talega shopping center. This home also grants access to all Talega amenities, including pools, clubhouses, hiking and biking trails, and more! Plus, youâ€™re just minutes from charming downtown San Clemente, the pier, renowned restaurants, the outlet mall, and world-class surfing and beaches. This extraordinary property could be your forever home!

Built in 2003

Essential Information

MLS® #	OC24242705
Price	\$2,150,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,213
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Jeremy Conrad
Listing Office	Conrad Realtors Inc

Community Information

Address	13 Calle Alumbrado
Area	TL - Talega
Subdivision	Portofino (PORT)
City	San Clemente

County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Meeting Room, Pickleball, Picnic Area, Playground, Pool, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Concrete, Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
View	Hills, Mountain(s), City Lights, Courtyard, Panoramic
Has Pool	Yes
Pool	Private, Association, Community, Heated, In Ground, Salt Water, Tile, Waterfall
Security	Fire Sprinkler System

Exterior

Exterior	Stucco
Exterior Features	Lighting, Awning(s), Barbecue, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Near Park, Yard, Cul-De-Sac, Sprinkler System
Windows	Blinds, Double Pane Windows
Construction	Stucco

Interior

Interior	Carpet, Vinyl
Interior Features	Separate/Formal Dining Room, Stone Counters, Recessed Lighting, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Eat-in Kitchen, Pantry, Wired for Sound
Appliances	Dishwasher, Range Hood, Barbecue, Disposal, Double Oven
Heating	Central, Electric, Fireplace(s), Forced Air, Zoned
Cooling	Central Air, Dual, Electric, Zoned
Fireplace	Yes
Fireplaces	Living Room, Family 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	January 3rd, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

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