

# **\$1,498,000 - 440 Camino Flora Vista, San Clemente**

MLS® #OC24243572

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**\$1,498,000**

3 Bedroom, 3.00 Bathroom, 2,046 sqft  
Residential on 0 Acres

Farralon Ridge (FARL), San Clemente,

GORGEOUS TALEGA HOME WITH BEAUTIFUL VIEWS LOCATED IN THE HIGHLY SOUGHT AFTER FARRALON RIDGE TRACT. Upon entering this home you are greeted with luxury vinyl flooring setting the tone for this tastefully upgraded, meticulously cared for split level property. Heading upstairs you step into the open concept family room, dining area and kitchen. The beautiful kitchen includes white cabinetry, stainless steel appliances and upgraded subway tile backsplash and hardware. Walk out onto your private deck and enjoy stunning sunsets over the Talega hills. Completing the upper level is a powder room and the spacious primary bedroom, offering amazing views. The resort like primary bathroom boasts a barn door entry, dual vanities, a walk-in shower, soaking tub and large walk-in closet. Primary bath upgrades include sinks, tiling, shower glass work, lighting, mirrors and counter-tops. Located downstairs is a bonus room perfect for entertaining, two bedrooms, a full bathroom and walk-in laundry room. The spacious backyard presents a covered seating area, lawn space, fruit trees and lush landscaping, all framed by the spectacular view. This property is close to all of Talega's amazing amenities including hiking and biking trails, parks, sport courts, pickle ball courts and pools.

Built in 2002



## Essential Information

MLS® #	OC24243572
Price	\$1,498,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rob Weiss
Listing Office	Coldwell Banker Realty

## Community Information

Address	440 Camino Flora Vista
Area	TL - Talega
Subdivision	Farralon Ridge (FARL)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

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

## Exterior

Exterior	Stone, Stucco, Concrete, Drywall, Glass
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Near Park, Walkstreet, Lawn, Yard
Windows	Blinds, Drapes, Plantation Shutters
Roof	Flat Tile
Construction	Stone, Stucco, Concrete, Drywall, Glass
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Balcony, Crown Molding, Granite Counters, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Ceiling Fan(s), Living Room Deck Attached, Paneling/Wainscoting
Appliances	Built-In Range, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Water Heater
Heating	Forced Air
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	December 12th, 2024
Days on Market	50
Short Sale	N
RE / Bank Owned	N

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