

\$3,199,000 - 44 Via Divertirse, San Clemente

MLS® #OC24246947

\$3,199,000

5 Bedroom, 6.00 Bathroom, 4,706 sqft
Residential on 0 Acres

Mirador (MIRD), San Clemente,

Located in San Clemente's prestigious community of Talega, this exquisite luxury home offers a harmonious blend of modern comfort and natural beauty. The spacious coastal South Orange County residence has 5 bedrooms, 5.5 bathrooms, over 4,700 square feet of living space, and 180-degree unobstructed hillside views.

This beautiful home features an open floor plan with high ceilings.

The gourmet kitchen is equipped with premium appliances, including a six-burner stove and NEW dual ovens ideal for culinary enthusiasts.

The main floor also includes hardwood flooring, a guest suite, family rooms, 4 fireplaces, and a central courtyard to bring it all together.

The primary bedroom offers a spacious built-in closet, a cozy fireplace, his & her sinks, soaking bathtub, double-entry shower, and a walk-out deck. A spiral staircase walks you out from the deck to your own backyard resort.

The outdoor living space is equally impressive featuring a private heated infinity pool, spa, swim-up bar, and a custom-built barbecue area overlooking the panoramic view. The fully paid for solar panels generate a large part of the energy for the home.

Additional highlights include a large garage, workout room, central air conditioning on each level, 2 dishwashers, a bonus room, an office, and brand-new state-of-the-art pool equipment.

The Talega community offers a clubhouse,



pools, sports parks, playgrounds, hiking and biking trails, sand volleyball, tennis courts, basketball courts, and so much more. This home is located within the Capistrano Unified School District and is near highly rated schools. Whether you are hosting a large party, a small family gathering, or just enjoying the serene California sunsets, this is an amazing opportunity you will not want to miss!

Built in 2005

Essential Information

MLS® #	OC24246947
Price	\$3,199,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,706
Acres	0.22
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rachel Rilko
Listing Office	Bullock Russell RE Services

Community Information

Address	44 Via Divertirse
Area	TL - Talega
Subdivision	Mirador (MIRD)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Playground, Picnic Area, Pool, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected
Parking Spaces	3
Parking	Driveway, Garage, On Street
# of Garages	3
Garages	Driveway, Garage, On Street
View	Hills
Has Pool	Yes
Pool	In Ground, Private, Association, Heated

Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	Landscaped
Construction	Stucco

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Built-in Features, Balcony, Separate/Formal Dining Room, Open Floorplan, Bar, Bedroom on Main Level, Cathedral Ceiling(s)
Appliances	Barbecue, Double Oven, Dishwasher, Disposal, Built-In Range, SixBurnerStove
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	November 23rd, 2024
Days on Market	9
Short Sale	Y
RE / Bank Owned	N

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