

\$889,000 - 34 Paseo Rosa, San Clemente

MLS® #OC25004056

\$889,000

3 Bedroom, 3.00 Bathroom, 1,631 sqft
Residential on 0 Acres

Alassio (ALAS), San Clemente,

Nestled within the vibrant enclave of Alassio in Talega, this exquisite tri-level residence redefines modern comfort and convenience. Spanning approximately 1,631 square feet, the three-bedroom, two-and-a-half-bathroom home seamlessly blends thoughtful design with effortless elegance. The entry-level introduces a versatile space, currently serving as an office but easily adaptable as a guest bedroom or flexible retreat. A dedicated laundry room and direct access to a spacious two-car garage complete this level, offering both functionality and ease. Ascending to the second floor reveals an expansive great room concept bathed in natural light. Rich hardwood flooring leads you through the open-plan layout, where a stylish kitchen anchors the space. Crisp white panel cabinetry, polished granite countertops, and a matching backsplash create a refined aesthetic, complemented by stainless steel appliances and ample storage. Adjacent, the dining area and outdoor balcony invite effortless entertaining, while the living roomâ€”featuring built-in cabinetry, recessed lighting, and a cozy fireplaceâ€”serves as a warm and inviting focal point. The third level offers a private sanctuary, where plush carpeting enhances two spacious bedrooms, each boasting en-suite bathrooms. The primary suite impresses with dual closets, dual vanities, a separate water closet, and abundant natural light, creating a tranquil retreat. Residents of Alassio enjoy unparalleled access to an array of amenities,



from the community pools to scenic hiking trails and vibrant shopping and dining options, including Peet's Coffee and local favorites. With proximity to fitness centers and recreational facilities, this is more than a home—it's a lifestyle. Welcome to 34 Paseo Rosa, where luxury and livability converge in one of Talega's most coveted neighborhoods.

Built in 2004

Essential Information

MLS® #	OC25004056
Price	\$889,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

Community Information

Address	34 Paseo Rosa
Area	TL - Talega
Subdivision	Alassio (ALAS)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Meeting Room, Outdoor Cooking Area, Picnic Area, Pool, Spa/Hot Tub, Trail(s), Barbecue, Clubhouse, Maintenance Front Yard, Maintenance
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	Grounds, Pickleball, Playground, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, Storage
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Storage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association, Heated
Security	Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Landscaped, Paved, Walkstreet
Windows	Blinds, Double Pane Windows, Screens
Roof	Concrete, Fire Proof

Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Up, Balcony, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Built-In Range, Convection Oven, Electric Oven, Electric Range, Exhaust Fan, Freezer, Gas Cooktop, Gas Range, Gas Water Heater, Self Cleaning Oven
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Gas, Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

Additional Information

Date Listed	January 7th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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