

# **\$1,130,000 - 22 Paseo Verde, San Clemente**

MLS® #OC25007345

---

## **\$1,130,000**

3 Bedroom, 3.00 Bathroom, 1,952 sqft  
Residential on 2 Acres

Santalana (SANT), San Clemente,

Be Inspired By This Gorgeous Former Model Situated On A Premium Golf Course Lot in Talega. Beautifully appointed and highly upgraded largest Santalana floorplan with three bedrooms, two and one half baths is complemented by a myriad of custom upgrades. Large kitchen with center island is open to the dining area and cozy living room with fireplace. Enjoy beautiful travertine flooring, custom crown mouldings and shutters throughout the first floor. Stunning serene and private patio is accessed from the dining area and encompasses extensive vistas of the Talega Golf Course. As this is an end unit, the outdoor space is one of the largest as it includes both a spacious rear and side yard with custom fountain. The staircase to the second level begins the lavish mahogany flooring which continues throughout the second level. Huge private primary bedroom includes custom built-in cabinets, ceiling fan and mouldings. A walk-in closet also is graced by upgraded shelving and cabinets. The primary bath includes a soaking tub, walk-in shower and separate dual vanities. Adjacent to the primary bedroom is a sitting area with more custom bookshelves for additional storage affording a quiet reading sanctuary. There are two secondary bedrooms, one, now used as an office, includes a ceiling fan beadboard accents and more elegant built-in storage. This may be converted back to a bedroom as there are two locations for a closet. The upstairs laundry room includes



washer and dryer. Two car attached garage is graced by beautiful epoxy flooring. Talega is home to wonderful golf courses, walking trails, dog park, association swimming venues and many more amenities. Award winning schools are an important plus for this location. Minutes to the San Clemente beaches, you can enjoy wonderful shopping at the downtown Del Mar Village, leading to the famous San Clemente Pier and world class surfing. The San Clemente Outlets and movie theatre provide wonderful shopping opportunities with special holiday events throughout the year.

Built in 2004

### **Essential Information**

MLS® #	OC25007345
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	1.59
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Pauline Jordan
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	22 Paseo Verde
Area	TL - Talega
Subdivision	Santalana (SANT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Dog Park, Golf Course, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	Hills, Panoramic, Golf Course
Has Pool	Yes
Pool	Association, Community
Security	Fire Sprinkler System

## Exterior

Windows	Shutters
---------	----------

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Walk-In Closet(s), All Bedrooms Up, Built-in Features, Crown Molding, Primary Suite, Storage
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
----------	--------------------

## Additional Information

Date Listed	January 12th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 8:53pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.