

# **\$2,574,900 - 216 Via Sedona, San Clemente**

MLS® #OC25022468

**\$2,574,900**

5 Bedroom, 4.00 Bathroom, 3,415 sqft

Residential on 0 Acres

Monterey (MONT), San Clemente,

216 Via Sedona offers the perfect combination of luxury, style, and tranquility, situated in the exclusive Talega community and overlooking the 18th hole of the renowned Talega Golf Course. This home has been completely reimagined and features five spacious bedrooms, four full bathrooms, and approximately 3,415 square feet of thoughtfully designed living space. Set on an 8,264 square foot lot, the property offers spectacular views of the golf course and surrounding hillside, providing a serene and private setting. Upon entering, you're greeted by an open-concept layout with soaring ceilings and expansive windows that allow natural light to fill the home. The formal living and dining areas offer an elegant space for entertaining, while the cozy family room with a fireplace is perfect for relaxation. The heart of the home is the gourmet kitchen, featuring custom cabinetry, premium stainless-steel appliances, a large center island, and stunning stone countertops, ideal for both casual dining and hosting guests. The luxurious primary suite is a true retreat, offering sweeping ocean views, a spacious walk-in closet, and a spa-inspired en-suite bathroom with high-end finishes. Four additional generously sized bedrooms provide ample space for family, guests, or a home office. Each of the four bathrooms has been beautifully designed with modern fixtures and custom details. The private backyard is an ideal escape, offering peaceful views of the golf course and



surrounding hills, perfect for enjoying San Clemente's perfect coastal climate. The home also includes a three car garage, providing plenty of space for storage and your vehicles. Located just minutes from San Clemente's pristine beaches, top-rated schools, and vibrant dining and shopping destinations, 216 Via Sedona places you in the heart of coastal living at its finest.

Built in 1999

## Essential Information

MLS® #	OC25022468
Price	\$2,574,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,415
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Mediterranean
Status	Closed
Listing Agent	Danielle Snyder
Listing Office	Coldwell Banker Realty

## Community Information

Address	216 Via Sedona
Area	TL - Talega
Subdivision	Monterey (MONT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Maintenance Grounds, Management, Picnic Area, Playground, Pool, Recreation Room, Tennis Court(s), Meeting Room, Paddle Tennis, Pickleball, Security, Trail(s)
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Utilities	Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Available, Sewer Available, Underground Utilities, Water Available
Parking Spaces	5
Parking	Concrete, Door-Multi, Direct Access, Garage, Door-Single, Garage Faces Front, Garage Faces Side, Paved
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Garage, Door-Single, Garage Faces Front, Garage Faces Side, Paved
View	Mountain(s), Trees/Woods, Golf Course, Pond
Waterfront	Pond
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, Lap
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Sprinklers On Side, Sprinkler System, Drip Irrigation/Bubblers, Near Park, On Golf Course, ZeroToOneUnitAcre
Windows	Screens
Roof	Tile, Spanish Tile
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Entrance Foyer, Loft, Pantry, Stone Counters, Two Story Ceilings
Appliances	SixBurnerStove, Built-In Range, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Freezer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas
# 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 30th, 2025
Days on Market	64
Short Sale	N
RE / Bank Owned	N

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