

# \$1,925,000 - 36 Via Ceramica, San Clemente

MLS® #OC25026149

**\$1,925,000**

5 Bedroom, 3.00 Bathroom, 2,656 sqft

Residential on 0 Acres

Escala (ESCL), San Clemente,

Truly memorable entertainerâ€™s dream home in Talegaâ€™s Escala neighborhood. 5 bedrooms plus an office & 3 bathrooms, located right at the cul de sac entrance. Original owners kept it well maintained, updated, & cared for. This luxurious 7,600+ sq ft So Cal dream yard boasts: sparkling pool & spa, & cozy fireplace living area w/patio cover. Expansive BBQ island w/ample seating, Lynx® grill & built-in fridge. Sonance® outdoor audio sys w/8 speakers & subwoofer. Outdoor pool table/dining area, lounge chair space, & sprawling grass areas for games. Peaceful courtyard area w/fountain, lush softscape including a garden w/fruit trees & planters. Storage sheds. Front entry leads to connected living & dining areas for traditional use, or as a 2nd family room or game room. Next head to the spacious gourmet kitchen, open to the family room & sizable family dining area, w/views of the courtyard and pool! Granite counters, stainless steel KitchenAid® appliances & Bosch® dishwasher. Wide island with barstool seating. Relaxing family room with built-in entertainment center, fireplace w/mantle, & 5 ceiling surround speakers. Highly sought after first floor bedroom w/hall closet & full bathroom just outside. Door from the bathroom to the backyard, perfect for year-round pool days! Upstairs first find the hallwayâ€™s abundant linen storage space. On the left is the grand primary suite w/sitting area & balcony. Enjoy the private, beautiful mountain views w/your



morning coffee & fireworks on the 4th of July! Tranquil en-suite primary bathroom w/spa-like bathtub, separate glass shower, dual sinks w/plenty of storage space, built-in dresser, & an oversized primary closet. Built-in crawl through attic for easy holiday storage. Upstairs the dedicated laundry room is complete w/a storage closet, deep sink & more cabinet/cupboard space. There are 3 additional bedrooms, 1 w/built-in dressers w/shelves above, & another full bathroom. Office/study area w/windows, built-in storage, file cabinets, & desk wide enough for 2 computers. The 2 car garage has built-in storage above & cabinets. Upgrades throughout: Baseboards, crown molding, & ceiling fans. Fresh interior & exterior paint just 2 years ago. PEX® Repiped preventatively. Efficient whole house fan. Digital thermostat. AquaLink® pool controls from your phone, variable speed pump, & LED color changing lights. Leased solar panels. All in the gorgeous hills of Talega, just a few miles from world famous beaches, & award-winning schools.

Built in 2004

## Essential Information

MLS® #	OC25026149
Price	\$1,925,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,656
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gary Thomas

Listing Office HomeSmart, Evergreen Realty

## Community Information

Address 36 Via Ceramica  
Area TL - Talega  
Subdivision Escala (ESCL)  
City San Clemente  
County Orange  
Zip Code 92673

## Amenities

Amenities Barbecue, Fitness Center, Golf Course, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Paddle Tennis, 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 Connected  
Parking Spaces 4  
Parking Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Private, Side By Side  
# of Garages 2  
Garages Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Private, Side By Side  
View Mountain(s), Neighborhood, Hills, Panoramic, Park/Greenbelt, Pool, Water  
Has Pool Yes  
Pool In Ground, Private, Association, Community, Filtered, Gas Heat, Salt Water  
Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior Stucco  
Exterior Features Rain Gutters  
Lot Description Back Yard, Front Yard, Sprinklers In Front, Lawn, Level, Sprinklers Timer, Street Level, Yard, Cul-De-Sac, Flag Lot, Garden, Gentle Sloping, Greenbelt, Sprinklers In Rear, Sprinklers On Side, Sprinkler System  
Windows Screens, Blinds, Double Pane Windows, Shutters  
Roof Concrete  
Construction Stucco  
Foundation Slab

## Interior

Interior	Tile, Carpet
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, Pantry, Recessed Lighting, Wired for Sound, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area, Built-in Features, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Open Floorplan, Primary Suite, Stone Counters, Storage, Tile Counters, Wired for Data
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Gas Cooktop, Range Hood, Water To Refrigerator
Heating	Floor Furnace
Cooling	Central Air, Whole House Fan, Zoned
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	February 5th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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