

# \$3,699,000 - 31 Via Alcamo, San Clemente

MLS® #OC25040494

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## \$3,699,000

5 Bedroom, 6.00 Bathroom, 5,068 sqft  
Residential on 0 Acres

Alta (ALTA), San Clemente,

Perched on a coveted corner homesite at one of the highest points in Talega, this exquisite Alta residence embodies the pinnacle of refined coastal living. Thoughtfully designed to embrace Southern California's indoor-outdoor lifestyle, the property spans an impressive 13,745 square feet, with private meticulously landscaped grounds that invite both grand entertaining and intimate relaxation. A private gated courtyard with a tranquil fountain sets the tone for the home's elegant ambiance, while a resort-caliber backyard offers a private pool and spa, a sprawling lawn, a dramatic fireplace, a separate fire pit, and an expansive built-in barbecue bar with seating. Elevated hillside views capture the surrounding natural beauty, a serene park, and even a glimpse of the ocean. Solar is owned, with fresh paint, plush new carpet, and solid core doors throughout, the residence exudes both sophistication and sustainability.

Encompassing approximately 5,068 square feet, the thoughtfully appointed interiors offer a seamless blend of timeless design and modern comfort. A formal living room, warmed by a fireplace, flows effortlessly into the refined dining room, where a sparkling chandelier and built-in illuminated cabinetry set the stage for memorable gatherings. The heart of the home is a beautifully upgraded kitchen featuring white cabinetry, granite countertops, a spacious island, a butler's pantry, and a generous walk-in pantry. A suite of top-tier



KitchenAid appliancesâ€”including a built-in refrigerator and a professional six-burner cooktopâ€”caters to culinary enthusiasts. The adjacent breakfast room, framed by fold-away glass doors, opens to the backyard, uniting the kitchen with a family room replete with a fireplace, built-in entertainment center, wine cellar, and surround sound for an immersive experience. Five bedrooms and five-and-a-half baths ensure ample space for family and guests. The layout includes a main-level ensuite bedroom, an outside casita-style bed and bath, a first-floor office, and a versatile loft upstairs. The primary suite is a sanctuary unto itself, boasting a private view deck, a cozy sitting room, a generous walk-in closet, and a spa-inspired bath with dual vanities, a soaking tub, and a separate walk-in shower. Defined by its commanding presence, impeccable finishes, and unparalleled location, this Talega estate presents a rare opportunity to experience the very best of San Clementeâ€™s coastal luxury.

Built in 2010

### Essential Information

MLS® #	OC25040494
Price	\$3,699,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	5,068
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger

Listing Office          Inhabit Real Estate

## Community Information

Address                  31 Via Alcamo  
Area                      TL - Talega  
Subdivision            Alta (ALTA)  
City                      San Clemente  
County                  Orange  
Zip Code                92673

## Amenities

Amenities              Picnic Area, Playground, Clubhouse, Game Room, Meeting/Banquet/Party Room, Other Courts, Pool, Recreation Room, Sport Court, Tennis Court(s), Trail(s)  
Utilities                Cable Available, Electricity Connected, Phone Available, Water Connected, Natural Gas Connected, Sewer Connected  
Parking Spaces        7  
Parking                 Direct Access, Garage, Door-Multi, Driveway, Driveway Level, Garage Door Opener, Garage Faces Front, On Site, Private  
# of Garages            3  
Garages                 Direct Access, Garage, Door-Multi, Driveway, Driveway Level, Garage Door Opener, Garage Faces Front, On Site, Private  
View                    Hills, Park/Greenbelt, Peek-A-Boo  
Has Pool                Yes  
Pool                     Association, Heated, In Ground, Private, Waterfall  
Security                 Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Fire Detection System, Prewired, Security System

## Exterior

Exterior                Stucco  
Exterior Features     Barbecue, Lighting, Rain Gutters  
Lot Description        Street Level, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Walkstreet, Yard  
Windows                Blinds, Double Pane Windows, Low Emissivity Windows, Plantation Shutters, Screens  
Roof                     Tile  
Construction          Stucco

## Interior

Interior	Carpet, Wood, Stone, Tile
Interior Features	Balcony, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Primary Suite, Stone Counters, Storage, Tile Counters, Two Story Ceilings, Walk-In Pantry, Wine Cellar, Wired for Sound
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Convection Oven, Freezer, Range Hood, SixBurnerStove, Water Purifier
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Family Room, Gas, Gas Starter, Masonry, Outside, Raised Hearth
# 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 26th, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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