

\$1,499,000 - 2144 Via Teca # 45, San Clemente

MLS® #OC25041721

\$1,499,000

3 Bedroom, 3.00 Bathroom, 1,910 sqft
Residential on 0 Acres

Highland Light Village (HLV), San Clemente,

Welcome to your charming coastal retreat nestled within the prestigious guard-gated community of Marblehead in San Clemente. This private residence is ideally situated on a highly desirable cul-de-sac street, offering an idyllic blend of privacy and community.

Featuring three spacious bedrooms and two and a half baths, this home invites you in with its open and entertaining floor plan, perfect for family gatherings and social events.

Upon entering, you'll be greeted by the elegance of tile flooring on the main level, complemented by the warmth of wood flooring on the stairwell and upper hallway. The kitchen is a chef's delight, complete with modern stainless steel appliances that make meal preparation a joy. Each bathroom throughout the home has been thoughtfully upgraded, providing a luxurious experience.

The generously sized bedrooms offer comfort and ample space, ensuring everyone has their own private retreat. The master suite is particularly noteworthy, serving as a peaceful sanctuary after a day spent enjoying the nearby beaches.

Step outside to discover a large and private backyard, an entertainer's dream. With abundant space for gatherings, the yard offers potential for a pool and spa, creating the ultimate outdoor oasis perfect for unwinding after a sun-kissed day at the beach.

Living in this sought-after community means you're just moments away from San Clemente's world-class beaches, vibrant



downtown filled with boutiques, wine bars, and cafes. This home presents a fantastic opportunity to embrace the coastal lifestyle, making it a reality in one of Southern California's most desirable locations. Don't miss your chance to own a piece of paradise in the heart of San Clemente.

Built in 1986

Essential Information

MLS® #	OC25041721
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,910
Acres	0.15
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Siobhan Ulnick
Listing Office	Compass

Community Information

Address	2144 Via Teca # 45
Area	MH - Marblehead
Subdivision	Highland Light Village (HLV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Sport Court, Playground, Tennis Court(s), Guard, Management, Security, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected
Parking Spaces	2
Parking	Garage, Driveway Level, Paved
# of Garages	2
Garages	Garage, Driveway Level, Paved
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Gated with Attendant, Gated with Guard, 24 Hour Security

Exterior

Exterior	Stucco, Drywall, Stone Veneer
Lot Description	Cul-De-Sac, Front Yard, Lawn, Back Yard, Landscaped
Windows	Plantation Shutters, Screens
Roof	Slate, Tile
Construction	Stucco, Drywall, Stone Veneer
Foundation	Slab

Interior

Interior	Carpet, Wood, Stone
Interior Features	Breakfast Area, Separate/Formal Dining Room, Open Floorplan, All Bedrooms Up, Primary Suite, Cathedral Ceiling(s), Jack and Jill Bath
Appliances	Dishwasher, Double Oven, Electric Cooktop
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Marblehead
Middle	Shorecliff
High	San Clemente

Additional Information

Date Listed	February 24th, 2025
Days on Market	5

Short Sale N

RE / Bank Owned N

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