

\$1,525,000 - 40 Avenida Cristal, San Clemente

MLS® #OC25042394

\$1,525,000

3 Bedroom, 2.00 Bathroom, 2,066 sqft
Residential on 0 Acres

Carmel (CARM), San Clemente,

Sweeping views of lush fairways and rolling hills complement the upscale ambiance of this spacious single-level home at Talegaâ€™s Carmel neighborhood in San Clemente.

Boasting one of the most spacious homesites in Carmel, the repiped and remodeled residence shares only one wall with its neighbor and is located next to a resort-style pool and spa. Approximately 2,066 square feet, the three-bedroom, two-bath design is delightfully bright and open, with main living areas flowing to a view-enriched backyard complete with custom stone patios, a custom fountain, and a built-in BBQ island. The living room displays a custom built-in entertainment center and a fireplace, and the dining room generously welcomes memorable gatherings. Kitchen upgrades include new quartz countertops, solid wood white Shaker cabinetry, and stainless-steel appliances. Other features include a full subway-tile backsplash, breakfast nook with new open shelving, designer tile and a built-in wine refrigerator. Throughout the home you'll find new energy plus Anlin windows, LED lighting and Baldwin door hardware on all doors. Hardwood floors grace most areas, with designer tile and carpet in select living areas. Crown molding, custom paint, plantation shutters, a spacious central hall and an attached two-car garage are also included. A large window invites natural light and backyard views into the primary suite, where a walk-in closet, dual sinks, a tiled vanity, and an



oversized multi-head shower ensure comfort. Located in the heart of Talega, Carmel makes it easy to enjoy the community's 18-hole championship golf course, a swim center, beautiful parks and trails, and an array of shopping and dining destinations.

Built in 2001

Essential Information

MLS® #	OC25042394
Price	\$1,525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,066
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Real Estate

Community Information

Address	40 Avenida Cristal
Area	TL - Talega
Subdivision	Carmel (CARM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Game Room, Meeting Room, Meeting/Banquet/Party Room, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Other Courts, Recreation Room, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available

Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Private, On Site
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Private, On Site
View	Golf Course, Hills, Neighborhood, Panoramic
Has Pool	Yes
Pool	Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Lawn, Landscaped, Sprinkler System, Street Level, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Walkstreet
Windows	Double Pane Windows, Screens, Low Emissivity Windows, Plantation Shutters
Roof	Spanish Tile

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Breakfast Area, Built-in Features, Quartz Counters
Appliances	Convection Oven, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Range Hood, Vented Exhaust Fan, Self Cleaning Oven, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed February 27th, 2025

Short Sale N

RE / Bank Owned N

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