

# **\$2,235,000 - 106 Via Sabinas, San Clemente**

MLS® #OC25051511

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## **\$2,235,000**

5 Bedroom, 3.00 Bathroom, 3,206 sqft  
Residential on 0 Acres

Monterey (MONT), San Clemente,

On a quiet cul-de-sac, in the Monterey neighborhood this spacious 5-bedroom, 3 bathroom gem offers 3,206 square feet of stylish living that perfectly balances elegance and comfort. Step inside to a sophisticated vibe, with custom lighting and brand-new porcelain tile flooring. An integrated music system lets you stream your favorite tunes throughout the house, and recent upgrades like fresh paint and a modern AC and furnace with smart thermostats make everyday living a breeze. On the first floor, youâ€™ll find a versatile bedroom with built-in cabinetry and a quartz countertop desk, perfect for guests or as a cozy home office. Thereâ€™s also an updated full bathroom featuring a Toto Washlette for that extra touch of luxury. The open-concept living area flows right into the gourmet kitchen, where elegant built-ins and a comfy fireplace create a warm atmosphere for gatherings. This kitchen is a chefâ€™s dream! With beautiful cabinetry that has pull-out drawers, stunning quartz countertops, and a water filtration system, this space is both functional and stylish. Youâ€™ll love cooking with top-of-the-line appliances, including double Wolf ovens and a Bertazzoni six-burner gas cooktop. The island provides extra storage and workspace, while the formal dining room is perfect for hosting dinner parties. Head upstairs to discover the primary suite, which feels like a private retreat. It boasts a spacious walk-in closet and a luxurious bathroom with new cabinetry, dual vanities, quartz



countertops, and another Toto Washlette. Youâ€™ll also find three more generously sized bedrooms, perfect for family or guests, and a well-equipped laundry room with new countertops and cabinetryâ€”plus the washer and dryer are included, making laundry day a little easier. Step outside to your private yard, where youâ€™ll find plenty of space for alfresco dining, a barbecue area, and a refrigerator for all your outdoor entertaining needs. This home also features three garage spaces, including a primary garage with epoxy flooring, a full-size refrigerator, and shelving to keep everything organized. Living in the Talega community means youâ€™ll enjoy fantastic amenities like a clubhouse, pools, and pickleball and tennis courts. Golf lovers will appreciate the beautiful 18-hole championship golf course, and nearby beaches and parks offer plenty of outdoor fun.

Built in 2000

**Essential Information**

MLS® #	OC25051511
Price	\$2,235,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,206
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Hilary Peter
Listing Office	BayBrook Realty

**Community Information**

Address	106 Via Sabinas
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Area	TL - Talega
Subdivision	Monterey (MONT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Other Courts, Pickleball, Picnic Area, Playground, Pool, Security, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Garage, Garage Faces Front, Garage Faces Side
# of Garages	3
Garages	Direct Access, Garage, Garage Faces Front, Garage Faces Side
View	Valley
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Guard

## Exterior

Exterior Features	Brick Driveway
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Sprinkler System
Windows	Blinds
Roof	Composition, Tile
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Disposal, Double Oven, Dryer, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Water Heater, Water Purifier, Water Softener
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
High	San Clemente

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	85
Short Sale	N
RE / Bank Owned	N

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