

\$2,598,888 - 77 Via Regalo, San Clemente

MLS® #OC25052377

\$2,598,888

4 Bedroom, 4.00 Bathroom, 3,514 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

Welcome to this beautifully upgraded coastal farmhouse with a pool, nestled in the Stella Mare neighborhood of Talega. With 3,514 square feet of thoughtfully designed space, this home showcases exceptional attention to detail, from its carefully chosen paint colors to its stylish wallpaper, custom woodworking and tile accents. The floor plan includes four spacious bedrooms—one of which is an en-suite bedroom on the main level with direct access to the resort-like backyard—and three and a half baths. Additionally, there's a home office with custom built-ins, ideal for working from home. Step inside through the charming Dutch door and be greeted by imported French white oak flooring that flows throughout much of the downstairs. The open-concept design seamlessly connects the family room, dining area, and kitchen, all bathed in natural light. The kitchen and family room were completely updated by a renowned local designer using high-end materials including quartz countertops, real wood cabinetry and designer tile backsplashes. The gourmet kitchen also features custom built-ins made for a home chef, including an appliance garage, cooking board, spice racks, meal prep/storage racks, cabinet dividers for cookware, pull-out pantry shelves, paper roll holders and more. A coffee and wine bar add to the appeal, while the spacious dining area, enhanced with wainscoting walls, offers an inviting atmosphere ideal for both everyday living and entertaining. The downstairs also includes a



formal dining room that opens to a private side yard oasis, complete with a cozy fireplace, sitting area, and outdoor dining space surrounded by beautiful FX lighting. Upstairs, you'll find the luxurious primary suite with a light and bright spa-like bath that includes Carrera marble flooring and countertops, dual vanities, a soaking tub and an oversized shower with dual shower heads. The upper level boasts a versatile bonus room with built-ins, two additional bedrooms, a full bathroom, and a spacious laundry room. The resort-style backyard is an entertainerâ€™s dream, featuring professionally designed landscaping, a stunning saltwater pool and spa, and an outdoor fire pit with bench seating. Additional upgrades include the home being entirely repiped in 2022, a new water filtration and softening system, as well as solar power, indoor and outdoor speaker system, dedicated EV charging outlet, home security setup, making this home both technologically advanced and energy-efficient.

Built in 2006

Essential Information

MLS® #	OC25052377
Price	\$2,598,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,514
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rob Weiss

Listing Office Coldwell Banker Realty

Community Information

Address 77 Via Regalo
Area TL - Talega
Subdivision Stella Mare (STLM)
City San Clemente
County Orange
Zip Code 92673

Amenities

Amenities Call for Rules, Clubhouse, Sport Court, Meeting Room, Management, Meeting/Banquet/Party Room, Other Courts, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Tennis Court(s), Trail(s)
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 4
Parking Concrete, Direct Access, Driveway, Garage, Private, Electric Vehicle Charging Station(s)
of Garages 2
Garages Concrete, Direct Access, Driveway, Garage, Private, Electric Vehicle Charging Station(s)
View None
Has Pool Yes
Pool In Ground, Private, Salt Water, Association
Security Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Drywall, Stucco, Concrete, Glass
Lot Description Front Yard, Landscaped, Near Park, Yard, Lawn, Walkstreet
Windows Blinds, Drapes
Roof Flat Tile
Construction Drywall, Stucco, Concrete, Glass
Foundation Slab

Interior

Interior Vinyl, Wood
Interior Features Breakfast Bar, Breakfast Area, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite,

	Walk-In Closet(s), Paneling/Wainscoting
Appliances	Built-In Range, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Water Softener, Water Heater, Water Purifier, SixBurnerStove
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Outside, Wood Burning
# 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	March 13th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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