

# **\$1,845,000 - 21 Via Cristobal, San Clemente**

MLS® #OC25054584

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## **\$1,845,000**

5 Bedroom, 3.00 Bathroom, 2,908 sqft  
Residential on 0 Acres

Sabella (SABE), San Clemente,

Welcome to 21 Via Cristobal, a stunning single-family residence in the beautiful Talega Community of San Clemente, CA. Scenic views, elegant living spaces and a custom-expanded floor plan are just the beginning of the many advantages you will love at this move-in-ready home perfectly positioned within this premier master-planned community. Located on a cul-de-sac with a lot size of 5,777 square feet, the upgraded residence offers panoramic views of the surrounding hills, valleys, and evening-lights. Custom hardscaping, including front steps and raised planters, complements a covered entry porch that wraps around to a side patio that's perfect for entertaining. The entry foyer leads to a fireplace adorned formal room that can function as either a dining or living room, setting the scene for special occasions throughout the year. Wonderfully open and light, the fully appointed kitchen features granite countertops, a chef's island with seating, walk-in pantry, stainless-steel appliances, and a charming dining area. The kitchen opens to an inviting family room with a cozy fireplace, backyard access, and a built-in entertainment center. Noteworthy upgrades are appreciated throughout the 5-bedroom, 3-bath home, which spans 2,908 square feet. Enjoy custom paint and lighting fixtures, plantations shutters, crown molding, ceiling fans, designer tile flooring throughout the living areas of the first level, freshly carpeted bedrooms and stairs, picture-frame bathroom



mirrors, and a 3-car garage with extensive built-ins. One bedroom and bathroom are conveniently located on the first floor. Sweeping views enliven the senses in the second story primary suite that features a private balcony, sitting area, soaking tub, separate shower, individual vanities, and a walk-in closet. In addition to the secondary bedrooms and bath, the second level showcases an expanded loft with closet as well as a separate laundry room, sink, and ample cabinet space. Step outside into a picturesque backyard that is primed for fun in the sun. Numerous upgrades include a custom covered patio, loggia, an intimate hot tub, built-in BBQ, an open-air fireplace with built-in seating, a new outdoor lighting system and citrus trees. Talega's™ championship golf course, Tierra Grande Park, Tierra Grande Swim Club, award-winning schools, and miles of trails are nearby, with the beaches and pier of San Clemente only 10 minutes away. Don't miss the opportunity to make this fabulous residence your dream home.

Built in 2006

## Essential Information

MLS® #	OC25054584
Price	\$1,845,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,908
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Darren Shepherd

Listing Office      Compass

## Community Information

Address                      21 Via Cristobal  
Area                          TL - Talega  
Subdivision                Sabella (SABE)  
City                          San Clemente  
County                      Orange  
Zip Code                    92673

## Amenities

Amenities                    Barbecue, Picnic Area, Playground, Pool, Recreation Room, Tennis Court(s), Trail(s), Billiard Room, Dog Park, Meeting Room, Paddle Tennis, Sport Court  
Utilities                    Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected  
Parking Spaces            5  
Parking                      Driveway, Garage  
# of Garages                3  
Garages                      Driveway, Garage  
View                          Hills, Mountain(s), Panoramic  
Has Pool                    Yes  
Pool                          None, Association

## Exterior

Exterior                    Stucco  
Exterior Features        Rain Gutters, Barbecue, Lighting  
Lot Description            Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard  
Windows                    Double Pane Windows  
Roof                          Tile  
Construction               Stucco

## Interior

Interior                      Carpet, Tile  
Interior Features        Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Pantry, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony, Crown Molding, Loft, Recessed Lighting, Walk-In Pantry  
Appliances                Convection Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Barbecue, Electric Oven, Freezer

Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Living Room
# 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 26th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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