

# \$1,685,000 - 2035 Via Vina, San Clemente

MLS® #OC25064599

## \$1,685,000

5 Bedroom, 3.00 Bathroom, 2,618 sqft  
Residential on 0 Acres

Flora Vista (FV), San Clemente,

A 5-bedroom cul-de-sac home with hillside views in Flora Vista is a rare opportunity. Step inside to soaring ceilings and an open, light-filled entry. Upstairs, four spacious bedrooms include a primary suite with beautiful views of the surrounding hills. A convenient downstairs bedroom with a full bath and shower is perfect for guests or multi-generational living. The upgraded kitchen is designed for both everyday use and entertaining. Step out back to a covered patio and peaceful backyard, perfect for relaxing and enjoying the view. This home offers space, comfort, and a location thatâ€™s hard to beat.



Built in 1994

## Essential Information

MLS® #	OC25064599
Price	\$1,685,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,618
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeff Lineberger

Listing Office              Luxre Realty, Inc.

## Community Information

Address                      2035 Via Vina  
Area                          FR - Forster Ranch  
Subdivision                Flora Vista (FV)  
City                          San Clemente  
County                      Orange  
Zip Code                    92673

## Amenities

Amenities                    Picnic Area, Maintenance Grounds, Trail(s)  
Utilities                    Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected, Underground Utilities  
Parking Spaces            3  
Parking                    Direct Access, Garage, Door-Multi, Garage Door Opener, Garage Faces Front, One Space, Oversized  
# of Garages                3  
Garages                    Direct Access, Garage, Door-Multi, Garage Door Opener, Garage Faces Front, One Space, Oversized  
View                        Hills  
Pool                        None  
Security                    Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Firewall(s)

## Exterior

Exterior                    Drywall, Stucco  
Exterior Features        Awning(s), Rain Gutters, Lighting  
Lot Description            Sprinkler System, Back Yard, Cul-De-Sac, Landscaped, Lawn  
Roof                        Tile  
Construction              Drywall, Stucco  
Foundation                Slab

## Interior

Interior                    Carpet, Vinyl  
Interior Features        Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Breakfast Bar, Cathedral Ceiling(s), Granite Counters, Instant Hot Water  
Appliances                Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water To Refrigerator, Built-In Range, Convection Oven, Double Oven, Water Heater  
Heating                    Central, Natural Gas, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Truman
Middle	Bernice
High	San Clemente

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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