

\$1,679,000 - 2205 Via Hombre, San Clemente

MLS® #OC25065814

\$1,679,000

4 Bedroom, 3.00 Bathroom, 2,530 sqft
Residential on 0 Acres

Flora Vista (FV), San Clemente,

This beautiful home is located in a quiet cul-de-sac away from busy roads in the highly sought-after Flora Vista community of Forster Ranch! Step through custom double doors into a living room with soaring cathedral ceilings, abundant natural light, and an open floor plan ideal for modern living. The formal dining room overlooks the private backyard oasis, where a sparkling saltwater pool with a custom rock waterfall sets the tone for resort-style living. The upgraded kitchen features white cabinetry, quartz countertops, soft-closing drawers and cabinet doors, stainless steel appliances, a spacious pantry, and a large garden window that floods the space with light. A cozy breakfast nook flows into the inviting family room with a warm fireplace—perfect for relaxing evenings. Upstairs, the spacious primary suite offers vaulted ceilings, dual closets, and a spa-inspired bathroom with a jetted soaking tub, oversized shower, dual vanities, and updated tile flooring. Three additional bedrooms provide flexibility for family, guests, or a home office. Fresh paint brightens the interior, creating a warm and inviting ambiance. The private and tropical backyard offers a serene retreat for relaxation and entertainment —complete with a refreshing saltwater pool, spa, lush landscaping, a newly custom-built BBQ island with a large built-in grill, bar seating and a new outdoor refrigerator. Upgraded pool equipment includes a newer heater, pump, and saltwater



system. Additional highlights include hardwood floors downstairs, plush carpeting upstairs, new light fixtures, plantation shutters, a wrought iron staircase, dual A/C, reverse osmosis and water ionizer systems, a Ring security system, and a spacious three-car garage with epoxy flooring and ample storage. This peaceful residence offers the perfect blend of luxury, comfort, and privacy and is just a short walk or ride to Truman Benedict Elementary School/ BAMS, scenic trails, parks, tennis courts, and San Clemente's famous beaches.

Built in 1991

Essential Information

MLS® #	OC25065814
Price	\$1,679,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,530
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Natasha Fluman
Listing Office	Keller Williams OC Coastal Realty

Community Information

Address	2205 Via Hombre
Area	FR - Forster Ranch
Subdivision	Flora Vista (FV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Picnic Area, Trail(s)
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected, Natural Gas Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Multi, Garage Faces Front, Private, Side By Side
# of Garages	3
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Multi, Garage Faces Front, Private, Side By Side
View	Pool
Has Pool	Yes
Pool	In Ground, Pebble, Private, Filtered, Heated, Salt Water, Tile, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System, Security Lights, Security System

Exterior

Exterior	Frame, Stucco
Exterior Features	Rain Gutters, Barbecue, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Timer, Sprinkler System, Street Level, Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Greenbelt, Lawn, Rectangular Lot
Windows	Double Pane Windows, Garden Window(s), Plantation Shutters, Screens, Skylight(s), Tinted Windows
Roof	Tile
Construction	Frame, Stucco
Foundation	Slab, Concrete Perimeter

Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Breakfast Area, Cathedral Ceiling(s), Instant Hot Water, Pantry, Quartz Counters, Storage, Tile Counters, Two Story Ceilings
Appliances	Convection Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Barbecue, Double Oven, Range Hood, Self Cleaning Oven, Water Purifier, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric, Dual
Fireplace	Yes

Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	March 26th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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