

\$1,029,000 - 22 Via Carmona, San Clemente

MLS® #OC25067116

\$1,029,000

3 Bedroom, 3.00 Bathroom, 1,881 sqft
Residential on 1 Acres

N/A, San Clemente,

Welcome to this delightful coastal retreat, nestled in the scenic hills of the Verano tract in Talega, San Clemente. Thoughtfully designed for both comfort and style, this home features luxury vinyl plank flooring throughout both levels, adding warmth and durability to the beautifully designed interior. The updated kitchen boasts sleek white shaker-style cabinetry, a KitchenAid built-in range, convection oven, and dishwasher, plus a charming kitchen island and breakfast bar perfect for casual dining. A reverse osmosis water filtration system ensures pure, clean drinking water right from the tap. Modern flush-mount LED recessed lighting enhances the home's bright and inviting ambiance. The main floor includes a dedicated office space that can also serve as an optional bedroom, making it ideal for remote work or a cozy study. Upstairs, the primary suite offers a luxurious ensuite bathroom with a jetted tub, double-sink vanity, walk-in shower, and walk-in closet. Additionally, there are two more bedrooms and a full bath on the upper level. Step outside to a lovely brick patio with a raised planter bed, providing a perfect space to host BBQs and enjoy al fresco dining with friends and family. The property also features a driveway that accommodates two additional cars, offering convenient extra parking. Additional upgrades include a new tankless water heater, a smart home garage door opener, and an EV charger for effortless electric vehicle charging at home. Located in



the highly desirable master-planned community of Talega, residents enjoy an array of exceptional amenities, including sports and play parks, golf courses, hiking trails, the Swim and Athletic Club, the lap pool at Saluda, Tierra Grande pool, and the Verano community pool and spa. Plus, youâ€™re just a short drive from downtown San Clemente, with its boutique shops, fine dining, stunning beaches, world-class surf breaks, and The Outlets at San Clemente. Easy access to Dana Point Harbor, luxury resorts, and major freeways makes this an unbeatable location. Donâ€™t miss the chance to experience the best of coastal living in this beautiful home!

Built in 2004

Essential Information

MLS® #	OC25067116
Price	\$1,029,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,881
Acres	0.76
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Edward Jacuinde
Listing Office	Edward Jacuinde Real Estate

Community Information

Address	22 Via Carmona
Area	TL - Talega
Subdivision	N/A
City	San Clemente

County Orange
Zip Code 92673

Amenities

Amenities Pool, Spa/Hot Tub
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces 4
Parking Door-Multi, Garage, Driveway Up Slope From Street, Electric Vehicle Charging Station(s)
of Garages 2
Garages Door-Multi, Garage, Driveway Up Slope From Street, Electric Vehicle Charging Station(s)
View None
Has Pool Yes
Pool Association

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Sprinklers In Rear
Windows Double Pane Windows
Roof Concrete
Construction Stucco
Foundation Slab

Interior

Interior Vinyl
Interior Features Quartz Counters, All Bedrooms Up, Unfurnished
Appliances Electric Oven, Gas Cooktop
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed	March 27th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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