

# \$2,685,000 - 15 Via Cancion, San Clemente

MLS® #OC25072469

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## \$2,685,000

4 Bedroom, 3.00 Bathroom, 3,170 sqft  
Residential on 0 Acres

Miraleste (MIRA), San Clemente,

Experience unparalleled luxury in this fully customized Talega home, renovated to perfection in 2019 with top-tier materials and thoughtful design throughout. From the moment you enter, youâ€™re greeted by gorgeous hardwood floors and an open-concept layout that elegantly blends indoor and outdoor living.

Designed for the ultimate California lifestyle, the downstairs features 16-foot LaCantina doors and dual 9-foot trifold doors, creating a seamless flow for entertaining. A state-of-the-art Savant smart home system lets you control music, lighting, climate, pool, spa, and security from your smartphone, while automated Roman shades offer effortless convenience.

The bright, airy kitchen boasts a sprawling Silestone quartz island, bar seating, dual ovens, gas cooktop, custom soft-close cabinetry, two pantries, and a Sub-Zero refrigerator. The adjacent family room centers around a cozy wood-burning fireplace. A versatile downstairs bedroom doubles as a stylish office/guest suite with built-ins and a Murphy bed, while the nearby laundry room and full bath offer direct backyard access. Upstairs, two oversized bedrooms share a beautifully designed bath. The luxurious primary suite offers custom-built-ins, dual closets, dual sinks, a spa-like freestanding tub, a rainfall shower, and stunning hill views. Outside offers a breathtaking resort-style backyard featuring a sparkling pool with slide,



elevated spa that waterfalls into pool, expansive covered outdoor living area, built-in heaters, speakers, fireplace, and mounted TV. The desirable corner lot also includes a lush grassy area for extra space to relax and play. Enjoy Talega's top-tier amenities: four pools, splash pad, pickleball, volleyball, tennis, basketball, clubhouse, meeting rooms, 15 miles of trails, and seven tot lots. Purchased solar panels with a transferable loan adds great value. Just five miles from the beach, this home also offers the unmatched coastal charm of San Clemente. Don't miss your chance to make this extraordinary home yours!

Built in 2002

Essential Information

MLS® #	OC25072469
Price	\$2,685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,170
Acres	0.28
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Debra Dunne
Listing Office	First Team Real Estate

Community Information

Address	15 Via Cancion
Area	TL - Talega
Subdivision	Miraleste (MIRA)
City	San Clemente
County	Orange

Zip Code 92673

## Amenities

Amenities Pool, Spa/Hot Tub, Call for Rules, Clubhouse, Meeting/Banquet/Party Room, Meeting Room, Pickleball, Picnic Area, Playground, Recreation Room, Sport Court, Tennis Court(s), Trail(s)

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available

Parking Spaces 4

Parking Driveway, Garage, Garage Faces Front

# of Garages 2

Garages Driveway, Garage, Garage Faces Front

View Neighborhood

Has Pool Yes

Pool Community, Association, In Ground, Private, Waterfall

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features Rain Gutters

Lot Description Back Yard, Front Yard, Lawn, Landscaped, Yard, Corner Lot, Sprinkler System

Windows Custom Covering(s), Screens

## Interior

Interior Wood

Interior Features Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Walk-In Closet(s), Breakfast Area, Built-in Features, Crown Molding, Eat-in Kitchen, High Ceilings, Smart Home, Walk-In Pantry, Wired for Data, Wired for Sound

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Barbecue, Built-In Range, Double Oven, Freezer, Gas Oven, Range Hood, Self Cleaning Oven, SixBurnerStove, Vented Exhaust Fan

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

Fireplaces Living Room, Electric, 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	April 3rd, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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