

# **\$2,530,000 - 12 Via Timon, San Clemente**

MLS® #OC25072824

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## **\$2,530,000**

5 Bedroom, 4.00 Bathroom, 3,074 sqft  
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Luxury Coastal Living with Panoramic Views  
Tucked away at the end of a quiet cul-de-sac with only one neighboring home, this exquisitely renovated 5-bedroom, 4-bathroom residence offers the ultimate in privacy, style, and sweeping views—including breathtaking views from both levels. You can even see the ocean!

From the moment you enter, you™re greeted by a light-filled, airy interior, freshly painted inside and out, with wide-plank engineered white oak flooring that flows seamlessly throughout. Every detail has been thoughtfully curated with high-end finishes and timeless design.

At the heart of the home is a true showstopper: a chef™s dream kitchen featuring a stunning 10-foot custom white oak island, Taj Mahal quartzite countertops, custom white oak cabinetry, Thermador appliances, a built-in refrigerator, Bosch warming drawer, wine fridge, and a walk-in pantry. The kitchen opens to a spacious family room with an elegant fireplace—creating the perfect space for entertaining or simply relaxing in style.

A private downstairs bedroom with French doors leads to the serene backyard, ideal for guests or a home office. The adjacent full bath is beautifully remodeled with a walk-in shower. A formal dining room and a separate laundry



room complete the main level.

Upstairs, the luxurious primary suite is a true retreat, with its own private balcony to enjoy the sunset and ocean breeze. The spa-like bath features a soaking tub, walk-in shower, and dual walk-in closets. Three additional bedrooms and a large bonus roomâ€”perfect for an office, gym, or media spaceâ€”offer flexibility and comfort for every lifestyle. All bathrooms have been fully renovated with designer finishes.

The backyard is expansive, private, and perfectly positioned to capture the stunning views. Whether hosting gatherings or enjoying quiet moments at sunset, this outdoor space feels like a resort.

Built in 2007

**Essential Information**

MLS® #	OC25072824
Price	\$2,530,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,074
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Donna Castaneda
Listing Office	Re/Max Coastal Homes

**Community Information**

Address	12 Via Timon
Area	TL - Talega
Subdivision	Portomarin (PORM)

City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Maintenance Grounds, Meeting Room, Management, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Sewer Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage, Driveway, On Street
# of Garages	2
Garages	Garage, Driveway, On Street
View	City Lights, Hills, Ocean, Trees/Woods, Coastline, Panoramic
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco, Wood Siding, Concrete
Exterior Features	Barbecue
Lot Description	Back Yard, Level, Yard, Cul-De-Sac, Sprinkler System
Windows	Screens, Plantation Shutters
Roof	Concrete, Shake
Construction	Stucco, Wood Siding, Concrete
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Crown Molding, Dressing Area, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Barbecue, Convection Oven, SixBurnerStove, Warming Drawer, Water Heater, Water Softener
Heating	Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Outside
# 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 2nd, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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