

# \$6,800 - 50 Via Armilla, San Clemente

MLS® #OC25079893

**\$6,800**

4 Bedroom, 4.00 Bathroom, 3,376 sqft

Residential Lease on 0 Acres

Vittoria (VITT), San Clemente,

Welcome to this stunning estate, the largest model within the exclusive gated Vittoria tract of Talega. Situated on a desirable corner lot along a quiet street, this home is surrounded by nature and just steps from 19 miles of scenic hiking trails—an ideal setting for peaceful living and outdoor adventure. Step inside to soaring ceilings and an open, sun-filled floor plan that creates a dramatic and inviting atmosphere. Rich, warm hardwood floors flow throughout most of the main level, adding elegance and warmth. The gourmet kitchen is a chef's dream, featuring a spacious center island, granite slab countertops, and ample storage. You'll also enjoy a dedicated library, a large bonus room, and two cozy fireplaces—perfect for work, play, and relaxing evenings at home. Outside, the backyard offers a great space for both relaxing and entertaining, with a generous patio and low-maintenance landscaping. Enjoy all the perks of the Talega lifestyle, including: Championship 18-Hole Golf Course, Multiple Association Pools, Scenic walking and biking trails, Award winning K-8 Vista Del Mar school, and The Village Shopping Center for convenient dining and shopping. The home will be freshly painted inside and out, with new luxury vinyl installed to replace all carpet prior to move in. Washer, dryer, and kitchen refrigerator are included with the lease.



Built in 2005

## Essential Information

MLS® #	OC25079893
Price	\$6,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,376
Acres	0.12
Year Built	2005
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laura Ginn
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	50 Via Armilla
Area	TL - Talega
Subdivision	Vittoria (VITT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Sport Court, Pool, Tennis Court(s), Pickleball
Utilities	Cable Available, Sewer Connected, Association Dues
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage
View	Hills, Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Association

## Exterior

Exterior	Stucco
Lot Description	Sprinklers In Rear, Sprinklers In Front, ZeroToOneUnitAcre
Construction	Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, All Bedrooms Up
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar

## Additional Information

Date Listed	April 11th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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