

\$3,995,000 - 12 Via Alcamo, San Clemente

MLS® #OC25085429

\$3,995,000

5 Bedroom, 6.00 Bathroom, 5,303 sqft
Residential on 0 Acres

Alta (ALTA), San Clemente,

Tucked away at the end of a peaceful cul-de-sac, this stunning 5-bedroom residence offers privacy, space, and panoramic views that are truly second to none. Set on an expansive 11,000 sq ft lot and bordered by serene hillsides and scenic trails, this is more than just a home – it's your personal sanctuary.

From the moment you arrive, the home's exceptional curb appeal is undeniable. A beautifully landscaped front yard and extra-long 6-car driveway welcome you in style. Inside, natural light pours through French doors into two elegant front rooms – a formal sitting area with a cozy fireplace and a private office perfect for remote work or quiet reflection.

Rich hardwood floors guide you through a dramatic entryway, where a charming courtyard with its own fireplace and market lights invites effortless indoor-outdoor living. Entertain in the formal dining room, updated with a striking stone accent wall and contemporary lighting – an ideal setting for unforgettable dinner parties.

The open-concept kitchen is a true showpiece, featuring crisp quartz countertops, a walk-in pantry, a butler's pantry, and a picture-perfect ocean-view window over the sink. Gather with family in the spacious great room, highlighted by custom barn doors, a



warm fireplace, and generous natural light.

Step outside to a backyard designed for coastal living – enjoy dining under the covered patio, relax by the outdoor stone fireplace, or watch the sun dip into the Pacific from your private seating area. There's even room to build the pool of your dreams, surrounded by updated landscaping and ambient outdoor lighting.

Upstairs, the expansive owner's suite offers a luxurious escape with wainscoting details, ocean-view sitting area, two walk-in closets, and a spa-like bath with dual vanities, soaking tub, and elegant white and grey finishes. The private balcony provides breathtaking ocean and sunset views – day and night.

The home also includes a convenient downstairs en suite guest room, three additional upstairs bedrooms, and a spacious loft/media room – perfect for family movie nights or a second living area.

With top-rated Vista Del Mar schools just a short walk away, trails and parks at your doorstep, and shopping, dining, and world-class beaches within minutes, this location is unmatched. Plus, Talega residents enjoy access to resort-style amenities including pools, tennis courts, playgrounds, sports facilities, and a vibrant calendar of community events.

Built in 2010

Essential Information

MLS® #	OC25085429
Price	\$3,995,000
Bedrooms	5

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,303
Acres	0.27
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Hall
Listing Office	Compass

Community Information

Address	12 Via Alcamo
Area	TL - Talega
Subdivision	Alta (ALTA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Picnic Area, Playground, Pickleball, Pool, Recreation Room, Tennis Court(s), Trail(s)
Parking Spaces	9
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	Hills, Ocean
Has Pool	Yes
Pool	Association
Security	Security System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Brick, Stucco
Lot Description	Cul-De-Sac, Lawn, Landscaped, Street Level
Roof	Spanish Tile
Construction	Brick, Stucco
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Range, Tankless Water Heater, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, 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 18th, 2025
Days on Market	148
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 9th, 2026 at 6:30pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.