

\$949,000 - 417 Via Presa, San Clemente

MLS® #OC25085774

\$949,000

2 Bedroom, 3.00 Bathroom, 1,695 sqft
Residential on 6 Acres

Vilamoura (VMO), San Clemente,

Welcome to this beautifully upgraded home offering 1,695 square feet of elegant living space. Featuring two expansive master suites, an open loft easily convertible into a third bedroom, 2.5 bathrooms, and a two-car direct access garage, this property combines luxurious finishes with exceptional functionality. The home is situated on a generous lot with a spacious backyard that provides privacy and serene views of the surrounding hills – with no neighbors behind. Meticulous custom upgrades throughout the residence. Gorgeous Italian tile flooring extends seamlessly through every room, complemented by dual-pane windows outfitted with plantation shutters. The chef’s kitchen is a true showpiece, featuring custom soft-close cabinetry, granite countertops, designer stainless steel appliances, a custom vent hood, and a Tuscan-inspired backsplash. The living room offers direct access to the backyard through elegant French doors and includes detailed crown moulding, a stylish wine bar area, and a striking glass ice fireplace. A custom wrought iron staircase railing leads to the upper level, where the luxurious primary suite features vaulted ceilings, dual closets, and a private balcony – perfect for morning coffee or evening relaxation. The ensuite primary bathroom showcases a custom Quartz double vanity and a modern walk-in shower. The second master suite also features vaulted ceilings, a walk-in closet, and a fully



remodeled private bathroom. The versatile loft space can serve as an additional bedroom, office, or entertainment room. Conveniently located on the main floor are a guest powder room and a dedicated laundry area. Residents of Vilamoura enjoy exclusive access to a private pool and spa. The community is ideally located near the Rancho San Clemente Sports Park, scenic hiking trails, and Lifetime Fitness. Best of all, there are No Mello Roos taxes, offering additional savings to homeowners. This turn-key home combines designer quality, privacy, and a premier San Clemente location – a rare opportunity not to be missed.

Built in 1989

Essential Information

MLS® #	OC25085774
Price	\$949,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	5.73
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Callum Moloney
Listing Office	Coldwell Banker Realty

Community Information

Address	417 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente

County	Orange
Zip Code	92672

Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Hills, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Double Pane Windows
Foundation	Slab

Interior

Interior	Tile
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Crown Molding, Loft, Multiple Primary Suites
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Water To Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	April 18th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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