

# \$1,295,000 - 1225 Via Presa, San Clemente

MLS® #OC25093468

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## \$1,295,000

3 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential on 4 Acres

Vilamoura (VMO), San Clemente,

It's time to treat yourself to this jaw dropping sophisticated and modern retreat! This end-unit with a wrap-around private yard is proof that you really can have it all. Peacefully set within the "Vilamoura"•

neighborhood, this haven welcomes you to a sun-soaked interior enhanced by natural hues, soaring ceilings, and a combination of easy-care tile and wood-like luxury vinyl flooring. Enter the vibrant, welcoming foyer where you can cordially receive guests, greeted by large picture windows framing the delightful outdoor views. Nothing compares to the living room's inviting atmosphere with open site lines. The adjacent gourmet-style kitchen is filled with top-notch stainless appliances, gorgeous white cabinetry, quartz countertops extending across the island with bar seating and is flanked by the dining area where you will host memorable occasions adorned with a floor-to-ceiling mirrored wall and live edge wood floating shelves. Comfort is yours in the three versatile retreats on the upper level, one of which has a convenient Murphy bed, which also transitions into a desk, which is the perfect home office arrangement. Pamper yourself in the generous primary suite featuring a private balcony, fireplace, an oversized closet with custom built-ins, and a luxurious ensuite with dual vanities, and walk-in shower. Pass through large glass sliders to unwind in seclusion on the wraparound patio where you can enjoy weekend BBQs surrounded by beautifully



landscaped hillsides! The direct access 2 car garage offers epoxy flooring and a plethora of built-in storage and overhead storage.

EVERYTHING in this home has either been replaced | upgraded | remodeled: HVAC System - Windows - Doors - Bathrooms - Kitchen - Flooring - Staircase - Window Treatments - Exterior Drip System - Garage Storage. In addition, "Vilamoura" amenities included a swimming pool with ocean views, jacuzzi, and BBQ area. This stunning home is conveniently located to shopping, restaurants, hiking trails, and schools. Don't delay in viewing this home before it passes you by!

Built in 1994

### Essential Information

MLS® #	OC25093468
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,847
Acres	4.30
Year Built	1994
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Lisa Adams
Listing Office	Distinctive Coast Properties

### Community Information

Address	1225 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente
County	Orange

Zip Code 92672

## Amenities

Amenities Pool, Spa/Hot Tub, Trash, Maintenance Front Yard, Maintenance Grounds, Management, Outdoor Cooking Area, Picnic Area

Utilities Sewer Connected, Water Connected, Natural Gas Connected

Parking Spaces 2

Parking Door-Multi, Direct Access, Garage, Garage Door Opener, Concrete, Side By Side

# of Garages 2

Garages Door-Multi, Direct Access, Garage, Garage Door Opener, Concrete, Side By Side

View Hills, Neighborhood

Has Pool Yes

Pool Community, Heated, In Ground, Association

Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior Stucco

Exterior Features Rain Gutters

Lot Description Street Level, Cul-De-Sac, Drip Irrigation/Bubblers, Secluded

Windows Custom Covering(s), Double Pane Windows, Plantation Shutters

Roof Spanish Tile

Construction Stucco

Foundation Slab

## Interior

Interior Tile, Vinyl

Interior Features Open Floorplan, Recessed Lighting, Storage, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Balcony, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eat-in Kitchen, High Ceilings, Pull Down Attic Stairs, Quartz Counters, Two Story Ceilings, Unfurnished

Appliances Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer

Heating Central, Forced Air

Cooling Central Air

Fireplace Yes

Fireplaces Gas, Gas Starter, Primary Bedroom

# of Stories 2

Stories Two

**School Information**

District	Capistrano Unified
Elementary	Lobo
Middle	Shorecliff
High	San Clemente

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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