

# \$2,699,900 - 40 Calle Mattis, San Clemente

MLS® #OC25095185

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## \$2,699,900

4 Bedroom, 5.00 Bathroom, 3,786 sqft  
Residential on 0 Acres

Carillon (CARL), San Clemente,

Welcome to this beautifully upgraded 4-bedroom, 4.5-bathroom luxury home with a spacious loft in the coveted Carillon community of Talega. This home offers luxury, function, and outdoor entertainment with an ideal layout including a detached downstairs casita complete with a full bath and Murphy bed—perfect for guests or extended family. Step through a custom Dutch door entry and be greeted by a tranquil water fountain and exquisite travertine stone hardscaping in the front yard, driveway, and backyard. Enjoy the best of California outdoor living with a Pebble Tec saltwater pool and hot tub with spillway, a custom pergola with fireplace, built-in cabinets, Restoration Hardware lighting, and a granite-tile BBQ island with refrigerator. The courtyard also features a custom fire pit with a masonry mantel, perfect for entertaining under the stars. Inside, you'll find hardwood floors, plantation shutters, a versatile loft area, and custom built-ins throughout. The foyer stuns with soaring ceilings and a Restoration Hardware chandelier. The open-concept gourmet kitchen boasts granite countertops, stainless steel KitchenAid appliances, and opens seamlessly into the family room with a cozy fireplace. Additional fireplaces can be found in the formal living room, courtyard, and under the pergola. Each bedroom is en-suite with walk-in closets, and the primary suite features a private balcony, spa-like bath, and walk-in closet. Another balcony sits off the front of the home. Additional highlights include



a three-car garage, SunPower solar panels, EV charging station, Sonos/Bose outdoor speakers, pre-wired security with cameras, and updated interior/exterior paint. Located in the master-planned Talega community, residents enjoy access to multiple pools, tennis and pickleball courts, volleyball, and miles of scenic hiking and biking trails. Just minutes from downtown San Clemente and world-class beaches, this home delivers the ultimate in coastal luxury living.

Built in 2011

### Essential Information

MLS® #	OC25095185
Price	\$2,699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,786
Acres	0.18
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Brad Trager
Listing Office	Surterre Properties Inc

### Community Information

Address	40 Calle Mattis
Area	TL - Talega
Subdivision	Carillon (CARL)
City	San Clemente
County	Orange
Zip Code	92673

### Amenities

Amenities	Pool, Barbecue, Clubhouse, Maintenance Grounds, Meeting Room, Pickleball, Picnic Area, Playground, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected
Parking Spaces	3
Parking	Driveway, Garage, Direct Access, Door-Single, Electric Vehicle Charging Station(s), Garage Faces Front, Tandem
# of Garages	3
Garages	Driveway, Garage, Direct Access, Door-Single, Electric Vehicle Charging Station(s), Garage Faces Front, Tandem
View	Hills, Neighborhood
Has Pool	Yes
Pool	In Ground, Association, Fenced, Heated, Pebble, Private
Security	Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector(s)

## Exterior

Exterior	Brick, Stucco
Exterior Features	Fire Pit, Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, ZeroToOneUnitAcre
Windows	Custom Covering(s), Plantation Shutters, Screens, Shutters
Roof	Spanish Tile
Construction	Brick, Stucco
Foundation	Slab

## Interior

Interior	Wood, Laminate
Interior Features	Balcony, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Loft, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Built-In Range, Double Oven, Gas Oven, Gas Water Heater, SixBurnerStove, Water Heater
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, 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	May 1st, 2025
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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