

# \$925,000 - 94 Paseo Vista, San Clemente

MLS® #OC25099133

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 0 Acres

Santalana (SANT), San Clemente,

Located on a quiet corner lot in the sought after community of Santalana in Talega, this desirable end-unit home offers bright, single-level living in a serene setting. Spanning approximately 1,292 square feet, the open-concept floor plan features bright, airy living spaces with 3 bedrooms and 2 bathrooms. Designed for both comfort and functionality, the ideal open floorplan seamlessly connects the kitchen, dining, and living areas—enhanced by an abundance of windows that flood the space with natural light. The family room exudes warmth and charm with a custom fireplace mantle, hardwood flooring, detailed crown molding, plantation shutters and recessed lighting that enhances the inviting ambiance. The kitchen showcases granite countertops, stainless steel appliances, and crisp white cabinetry, all seamlessly open to the dining area and main living spaces for easy entertaining and everyday comfort. The primary suite is a relaxing getaway with a walk-in closet, dual vanities, and a beautifully updated walk-in shower. Two secondary bedrooms, a guest bath, an interior laundry room, and direct access to a 2-car garage add comfort and convenience. Step outside to your private patio, perfect for entertaining or unwinding in the sun. The end-unit location enhances the sense of privacy on the outdoor patio, creating an ideal setting for quiet mornings, weekend gatherings, or simply unwinding in a secluded, sun-filled space. Within walking distance, residents can take



advantage of a nearby park, sparkling pool, soothing spa, and BBQ area ideal for gatherings and outdoor fun. Conveniently located near award-winning schools, grocery stores, local shops, and popular restaurants—everything you need is just minutes away. The Talega community offers an exceptional lifestyle with several pools and spas, tennis courts, beach volleyball, playgrounds, and a rich calendar of events—from movie nights to seasonal festivals and family-friendly gatherings. Enjoy the best of San Clemente, where iconic beaches, local shopping, and a variety of acclaimed restaurants create the ultimate Southern California lifestyle.

Built in 2003

## Essential Information

MLS® #	OC25099133
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.03
Year Built	2003
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Chris Walker
Listing Office	Coldwell Banker Realty

## Community Information

Address	94 Paseo Vista
Area	TL - Talega
Subdivision	Santalana (SANT)
City	San Clemente

County Orange  
Zip Code 92673

## Amenities

Amenities Clubhouse, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Picnic Area, Recreation Room, Sport Court, Trail(s)  
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected  
Parking Spaces 2  
Parking Direct Access, Door-Single, Garage, Garage Door Opener, Private  
# of Garages 2  
Garages Direct Access, Door-Single, Garage, Garage Door Opener, Private  
View Neighborhood  
Has Pool Yes  
Pool Community, Association  
Security Fire Detection System, Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior Drywall, Concrete, Stucco, Glass  
Exterior Features Rain Gutters  
Lot Description Corner Lot, Paved  
Windows Blinds, Plantation Shutters, Double Pane Windows  
Roof Copper, Spanish Tile, Tile  
Construction Drywall, Concrete, Stucco, Glass  
Foundation Slab

## Interior

Interior Carpet, Tile, Wood  
Interior Features Built-in Features, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Crown Molding, Granite Counters, Stone Counters  
Appliances Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Built-In Range, Electric Range  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Living Room, Decorative, Masonry  
# of Stories 1

Stories One

## School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

## Additional Information

Date Listed	May 6th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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