

\$2,399,000 - 6202 Colina Pacifica, San Clemente

MLS® #OC25106052

\$2,399,000

5 Bedroom, 5.00 Bathroom, 3,932 sqft
Residential on 0 Acres

San Angelo (SANA), San Clemente,

Your Dream Home Awaits in San Angelo™ Exclusive Forster Highlands Neighborhood! Step into luxury and comfort in this stunningly refreshed residence that embodies the essence of modern living! Nestled on a serene cul-de-sac, this captivating home boasts approximately 3,905 sq. ft. of bright, open space that's perfect for both relaxation and entertaining. Featuring 4 spacious bedrooms and 5 bathrooms, including a versatile loft that easily functions as a 5th bedroom and a main-level bedroom ideal for a home office or cozy den – this layout suits your every need! As you enter, be welcomed by dramatic double-height ceilings that grace the formal entryway, setting a tone of elegance that flows throughout the home. The formal living room features a warm fireplace and soaring ceilings, perfect for gatherings or quiet evenings at home. Host unforgettable dinner parties in the formal dining room, complete with charming French doors that lead to the enchanting backyard oasis. The heart of the home is the chef-worthy kitchen, equipped with handsome cabinetry, stunning granite countertops with a full backsplash, an expansive oversized island, and top-of-the-line stainless steel appliances, including a built-in refrigerator. The inviting breakfast nook is bathed in natural light, making it the ideal spot for morning coffee. Venture upstairs via a beautifully designed multi-tiered staircase, where you'll find a luxurious master suite that is your personal retreat. This haven features a



cozy fireplace, a striking tray ceiling, a private ocean-view balcony, a spacious walk-in closet, and a lavish custom bath complete with a walk-in shower. Each of the additional three bedrooms upstairs boasts its own ensuite bathroom, offering unparalleled convenience for family and guests alike. Outdoors, the backyard is a true paradise, boasting a sparkling pool, soothing spa, and a built-in BBQ – perfect for summer barbecues and endless entertaining! The front yard greets you with a charming, covered entry porch and a secure gated yard adorned with a delightful fountain. Forster Highlands offers all the community amenities- pool, spa clubhouse and tot lot without the Mello Roos! Plus, the neighborhood is home to award-winning elementary and junior high schools, making it perfect for families. This gem in Forster Highlands is not just a house; it's the home you've always dreamed of. Don't miss out on this incredible opportunity – welcome to your new beginning!

Built in 2002

Essential Information

MLS® #	OC25106052
Price	\$2,399,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,932
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Traditional
Status	Closed
Listing Agent	Sandra Marquez

Listing Office Re/Max Coastal Homes

Community Information

Address 6202 Colina Pacifica
Area FR - Forster Ranch
Subdivision San Angelo (SANA)
City San Clemente
County Orange
Zip Code 92673

Amenities

Amenities Clubhouse, Meeting Room, Barbecue, Playground, Pool, Spa/Hot Tub, Trail(s), Outdoor Cooking Area
Utilities Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces 3
Parking Direct Access, Garage, Concrete, Controlled Entrance
of Garages 3
Garages Direct Access, Garage, Concrete, Controlled Entrance
View Neighborhood, Ocean, Panoramic, Canyon, Hills, Trees/Woods
Has Pool Yes
Pool Community, Gunite, In Ground, Association, Private
Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System

Exterior

Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Sprinkler System, Yard
Windows Double Pane Windows, Shutters
Roof Concrete
Foundation Slab

Interior

Interior Carpet, Stone
Interior Features Balcony, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Primary Suite, Block Walls, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Coffered Ceiling(s), Crown Molding, Dressing Area, Granite Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater,

Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer, Barbecue, Double Oven, Freezer, Ice Maker, Self Cleaning Oven, Water Purifier

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Primary Bedroom
# of Stories	1
Stories	Two

School Information

District	Capistrano Unified
Elementary	Truman Benedict
Middle	Bernice
High	San Clemente

Additional Information

Date Listed	January 14th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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