

\$1,200,000 - 620 Via Umbroso, San Clemente

MLS® #OC25110175

\$1,200,000

2 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0 Acres

Villagio (VIL), San Clemente,

Rarely available single level with breathtaking panoramic views of the Pacific Ocean, including Catalina and San Clemente Islands, as well as the rolling hillsides that frame the horizon. Nestled in Rancho San Clemente, is this impeccably maintained home in the coveted Villagio development offering over 1,200 square feet of stylish and comfortable living space and featuring 2 spacious bedrooms and 2 beautifully remodeled bathrooms. When entering the home, you are immediately drawn to the large family room with vaulted ceilings, a cozy fireplace, and plantation shutters that enhance both privacy and charm. Nicely remodeled kitchen with white shaker style cabinetry and corian countertops! Primary suite offers charming beadboard wood paneling along with both a mirrored wardrobe storage closet and walk-in closet. Primary bath offers dual vanity areas plus a gorgeous shower with designer touches and details throughout. Spacious secondary bedroom is conveniently located and adjacent to the full guest bath. Step outside and enjoy the expansive wrap-around yard, with stylish pavers, a built-in fire-pit, and barbecue area, ideal for entertaining or relaxing under the stars. The upper rooftop deck provides an elevated vantage point to further soak in the sweeping coastal vistas, making it the ultimate retreat to enjoy sunrises, sunsets, and everything in between. Additional features throughout this fabulous home include, but are not limited to: plantation shutters, recessed



lighting, durable wood plank style tile flooring, high baseboards, upgraded light switches and plugs, vinyl windows and more! Two car garage with pristine new epoxy flooring, adding both functionality and flair. This impeccably maintained home captures the true essence of Southern California living.

Built in 1985

Essential Information

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|----------------|-----------------------|
| MLS® # | OC25110175 |
| Price | \$1,200,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 0.00 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |
| Listing Agent | Sheri Sandler |
| Listing Office | Realty One Group West |

Community Information

| | |
|-------------|--------------------------|
| Address | 620 Via Umbroso |
| Area | RS - Rancho San Clemente |
| Subdivision | Villagio (VIL) |
| City | San Clemente |
| County | Orange |
| Zip Code | 92672 |

Amenities

| | |
|----------------|---|
| Amenities | Trail(s) |
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities |
| Parking Spaces | 2 |
| Parking | Direct Access, Driveway, Garage Faces Front, Garage |

| | |
|--------------|---|
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage Faces Front, Garage |
| View | Catalina, Hills, Ocean, Panoramic, Water, Canyon |
| Pool | None |
| Security | Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior Features | Barbecue, Rain Gutters |
| Lot Description | Back Yard, Cul-De-Sac, Street Level, Yard, Zero Lot Line |
| Windows | Double Pane Windows, Plantation Shutters, Screens |
| Roof | Clay |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, All Bedrooms Down, High Ceilings, Paneling/Wainscoting, Recessed Lighting |
| Appliances | Dishwasher, Gas Range, Refrigerator, Range Hood |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|--------------------|
| District | Capistrano Unified |
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Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 3 |
| Short Sale | N |
| RE / Bank Owned | N |

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