

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

MLS® #OC25110175

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## **\$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

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

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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