

# **\$6,750 - 45 Via Cancion, San Clemente**

MLS® #OC25111338

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## **\$6,750**

5 Bedroom, 3.00 Bathroom, 3,219 sqft

Residential Lease on 0 Acres

Miraleste (MIRA), San Clemente,

Beautiful 5 bedroom/ 3 Bath Miraleste home in Talega with endless upgrades. New Hardwood floors downstairs and new Carpet upstairs.

Just painted thru out. The kitchen boost granite counters, professional stainless steel appliances/ sink in island kitchen. Open floor plan with two fire places/Bonus room and custom built Wine room. Large master bedroom with custom built in his and hers closets. Large, private backyard yard, built in BBQ/ bar, outdoor fire place and Jacuzzi. Perfect place to entertain your family and friends. Enjoy all the pools and amenities Talega is known for. This home is amazing shape!!



Built in 2002

## **Essential Information**

MLS® #	OC25111338
Price	\$6,750
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,219
Acres	0.16
Year Built	2002
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Modern
Status	Closed

Listing Agent	Steven Conrad
Listing Office	Conrad Realtors Inc

## Community Information

Address	45 Via Cancion
Area	TL - Talega
Subdivision	Miraleste (MIRA)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Gardener, Association Dues, Sewer Available, Sewer Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile
Construction	Stucco, Wood Siding

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), High Ceilings, Bedroom on Main Level, Walk-In Closet(s), Bar, Built-in Features, Furnished, Galley Kitchen, Granite Counters, Multiple Staircases, Primary Suite, Recessed Lighting, Unfurnished, Wine Cellar
Appliances	Dishwasher, Microwave, Refrigerator, Barbecue, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Outside

# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	May 16th, 2025
Days on Market	68
Short Sale	N
RE / Bank Owned	N

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