

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

MLS® #OC25111338

\$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 boast 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
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Days on Market	68
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Short Sale	N
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RE / Bank Owned	N
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