

\$2,995,000 - 47 Via Alcamo, San Clemente

MLS® #OC25119544

\$2,995,000

6 Bedroom, 7.00 Bathroom, 5,356 sqft
Residential on 0 Acres

Alta (ALTA), San Clemente,

Poised on a quiet cul-de-sac in one of San Clemente's most coveted neighborhoods, this exquisitely tailored Spanish estate in Alta at Talega offers a masterful blend of architectural grandeur and privacy. Behind a gated entry and manicured lawn where a detached casita offers enhanced privacy just off the courtyard the six-bedroom, six-and-one-half-bath residence unfolds across approximately 5,356 square feet, with a tranquil greenbelt backdrop that enhances its sense of seclusion. Inside, a soaring double-height foyer introduces a dramatic staircase of finely wrought iron and carved wood a statement softened by bespoke finishes and curated light. Formal living and dining rooms feature Mediterranean detailing: wood-beamed ceilings, hand-troweled plaster walls, and a wine cellar with barrel ceiling, locking iron gate, and dual wine refrigerators for seamless entertaining. At the heart of the home, a luminous great room with stone-clad fireplace and media niche flows into a generous breakfast area and designer kitchen. Here, granite countertops, a center island, walk-in pantry, and custom butler's pantry pair with top-tier Thermador and KitchenAid appliances, including a six-burner range, warming drawer, two new dishwashers, and built-in refrigerator. Furniture-quality cabinetry and refined materials like travertine flooring, high-end carpet, and luxury vinyl plank ground the living spaces. Arched passageways, French doors, and hand-selected lighting offer



architectural continuity throughout. Owned solar panels with battery backup bring energy efficiency into elegant alignment. Accommodations include a versatile main-level guest suite with private entry and sitting area. Upstairs, a loft with custom built-ins and a flexible bonus room with barn door complement a layout designed for both comfort and style. One bedroom offers ocean glimmers from a Juliet balcony, while the primary suite evokes five-star luxury with a peek-a-boo ocean view, private terrace, sitting room, dual-access walk-in closet, jetted tub, multi-head shower, dual vanities, and rich natural stone. Outdoors, the 9,237-square-foot homesite offers wraparound grounds framed by lush landscaping. A covered loggia opens to a paver-finished patio, with room for a future pool and spa—an open canvas for leisure and lifestyle. A two-car garage with EV charging adds modern convenience.

Built in 2007

Essential Information

MLS® #	OC25119544
Price	\$2,995,000
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	1
Square Footage	5,356
Acres	0.21
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

Community Information

Address	47 Via Alcamo
Area	TL - Talega
Subdivision	Alta (ALTA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Barbecue, Clubhouse, Game Room, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Picnic Area, Playground, Pool, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	6
Parking	Driveway, On Site, Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Private
# of Garages	2
Garages	Driveway, On Site, Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Private
View	Hills, Neighborhood, Peek-A-Boo
Has Pool	Yes
Pool	In Ground, Association, Heated
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Street Level, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Plantation Shutters
Roof	Spanish Tile

Interior

Interior	Stone, Tile, Vinyl
Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Balcony, Breakfast Area, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, In-Law Floorplan, Pantry, Separate/Formal Dining Room, Stone Counters, Tile Counters, Two Story Ceilings, Walk-In

	Pantry, Wine Cellar, Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Convection Oven, Disposal, Double Oven, Electric Oven, Freezer, Microwave, Range Hood, Self Cleaning Oven, SixBurnerStove, Vented Exhaust Fan, Water To Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

Additional Information

Date Listed	May 30th, 2025
Days on Market	80
Short Sale	N
RE / Bank Owned	N

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