

# \$2,699,000 - 308 Via El Patio, San Clemente

MLS® #OC25145115

**\$2,699,000**

5 Bedroom, 4.00 Bathroom, 3,666 sqft

Residential on 0 Acres

San Rafael (SANR), San Clemente,

Opportunities like this don't come around often. Set on a private corner lot at the end of a quiet cul-de-sac, this five-bedroom, four-bathroom home in Talega's San Rafael tract has just undergone an extensive custom renovation—the result is nothing short of spectacular. Every detail has been carefully designed and executed, from wide-plank luxury vinyl flooring and custom woodwork to integrated Rolscreen® windows by Pella and Zellige tile accents. The kitchen is a showpiece with an oversized 8-foot island, white shaker cabinetry, quartz countertops, and a full suite of high-end Wolf and Sub-Zero appliances. Built-in appliance garages, a walk-in pantry with automatic lighting, and a butler's pantry with a beverage fridge add both style and function. Downstairs also features formal living and dining spaces, a large family room with built-ins and fireplace, and a main-floor bedroom with a full bath—ideal for guests or multi-generational living. Upstairs, a spacious bonus room offers flexibility for a theater, playroom, or any lifestyle need. The primary suite is a true retreat, featuring an attached office, dual walk-in closets, and a stunning bath with floating vanities, soaking tub, backlit mirrors, and a walk-in shower with a full-length niche. Completing the interior of the home are three additional bedrooms, including a junior suite with a private bath and a Jack-and-Jill layout with double vanities. Each bathroom was fully renovated with sleek tilework and carefully chosen finishes. The backyard is



what sets this home over the topâ€"resort-style pool and spa with waterfall, Baja shelf, and solar thermal heating system. An outdoor kitchen, fireplace, TV, and generous lounge and dining areas make it perfect for entertaining. The oversized lot even includes space for a putting green, trampoline, or storage. Behind the scenes, the home is just as impressive: solar panel system, high-efficiency air conditioner with air ionizer, smart home leak prevention system, three-step whole house filtration system, and reverse osmosis system. You wonâ€™t find another home in Talega quite like this!

Built in 1999

## Essential Information

MLS® #	OC25145115
Price	\$2,699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Square Footage	3,666
Acres	0.20
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Schramm
Listing Office	Ryan Schramm Real Estate

## Community Information

Address	308 Via El Patio
Area	TL - Talega
Subdivision	San Rafael (SANR)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Management, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Maintenance Grounds, Other
Parking Spaces	5
Parking	Driveway, Garage, Direct Access
# of Garages	3
Garages	Driveway, Garage, Direct Access
View	Neighborhood
Has Pool	Yes
Pool	Heated, Association, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Cul-De-Sac, Front Yard, Landscaped
Windows	Plantation Shutters

## Interior

Interior	Vinyl
Interior Features	Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Storage, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Bar, Built-in Features, Entrance Foyer, High Ceilings, Jack and Jill Bath, Recessed Lighting
Appliances	Double Oven, Dishwasher, Disposal, Microwave, Refrigerator, Barbecue, Built-In Range, Freezer, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Family Room, Gas, Living Room, Outside, Masonry, Raised Hearth
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	July 1st, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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