

# **\$1,079,900 - 61 Via Almeria, San Clemente**

MLS® #OC25145504

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**\$1,079,900**

3 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 0 Acres

Verano (VERA), San Clemente,

Location Location Location...Love Those Open Views!!!!!! Welcome to your dream home, where modern elegance meets comfort. This remarkable residence features an open and airy floor plan and has been freshly updated with new paint and contemporary low profile carpeting for a modern touch.

You will love the spacious great room featuring an abundance of natural light, beautiful views, a cozy fireplace and sliding doors that invite you to the serene & private backyard for indoor-outdoor living! The spacious kitchen is seamlessly integrated with the great room, designed for both functionality and effortless entertaining with family and friends. The primary suite features open views and ample living space for relaxing and unplugging, complemented by well-proportioned secondary bedrooms, a spacious upstairs laundry room, and a full-sized two-car garage.

Enjoy the tranquility and privacy this premium lot location offers with a private backyard and serene views of the canyon, hills, and twinkling city lights.

Nestled in the highly sought after Talega community, this property is ideally located just moments from beaches, shopping, parks, and scenic hike and bike trails.

Seize the opportunity to own this beautiful home in a highly desirable location. Your ideal



coastal close lifestyle awaits!

Built in 2004

## Essential Information

MLS® #	OC25145504
Price	\$1,079,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Johanna Andren
Listing Office	Compass

## Community Information

Address	61 Via Almeria
Area	TL - Talega
Subdivision	Verano (VERA)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Golf Course, Maintenance Front Yard, Other, Other Courts, Pool, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Garage, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front
View	Canyon, City Lights, Hills, Park/Greenbelt

Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Close to Clubhouse, Level, Near Park, Street Level, Yard
Windows	Double Pane Windows, Screens
Roof	Tile

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Breakfast Bar, Built-in Features, Dressing Area, Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Disposal, Gas Cooktop, Microwave, Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	June 28th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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