

# \$6,900 - 2116 Via Teca # 31, San Clemente

MLS® #OC25160562

**\$6,900**

3 Bedroom, 3.00 Bathroom, 2,435 sqft

Residential Lease on 4 Acres

Highland Light Village (HLV), San Clemente,

Welcome to Highland Light Village in Marblehead—a beautiful, upscale, guard-gated community just minutes from the beach in San Clemente. Nestled along the ocean-view hillsides, this neighborhood is not only picturesque but also super convenient. You can walk to top-rated schools, a nearby church, and a great local park that offers tennis courts, basketball, and a playground. This charming Cape Cod-style home offers 4 bedrooms and 3 baths, including a rare main-floor bedroom and full bath with a shower—perfect for guests or a home office setup. The kitchen has been updated with newer granite countertops and a classic subway tile backsplash, and the open layout includes a cozy dining nook and spacious great room. Tall ceilings and large windows bring in tons of natural light, creating a warm, welcoming vibe. You'll love the wide plank wood floors throughout most of the home, while the bathrooms and laundry room feature newer 20x20 limestone tile. There's custom wainscoting and window trim in crisp white that adds to the home's character and charm. The front and back yards are generously sized—perfect for entertaining or just relaxing outside. It's a neighborhood full of community spirit and pride of ownership. Technically zoned as a condo, this home lives like a detached single-family residence. You're also just a short drive from everything San Clemente is known for—an amazing surf beaches and that laid-back “Spanish



Village by the Seaâ€• vibe.

Built in 1986

## Essential Information

MLS® #	OC25160562
Price	\$6,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,435
Acres	3.63
Year Built	1986
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steven Conrad
Listing Office	Conrad Realtors Inc

## Community Information

Address	2116 Via Teca # 31
Area	MH - Marblehead
Subdivision	Highland Light Village (HLV)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Utilities	Association Dues, Gardener
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco, Wood Siding
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Lot Description	Yard, ZeroToOneUnitAcre
Construction	Stucco, Wood Siding

## Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Recessed Lighting, All Bedrooms Up, Built-in Features, Quartz Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Dryer, Washer, Convection Oven
Heating	Forced Air
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	July 17th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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