

# \$1,020,000 - 62 Via Almeria, San Clemente

MLS® #OC25166881

---

## \$1,020,000

3 Bedroom, 3.00 Bathroom, 1,881 sqft  
Residential on 0 Acres

Verano (VERA), San Clemente,

Tucked within the highly desirable Verano neighborhood of Talega, 62 Via Almeria offers an exceptional blend of style, comfort, and convenience in one of coastal California's most sought-after master-planned communities. This spacious two-story residence features three bedrooms, two and a half baths, and a flexible downstairs den perfect for a home office or guest space. Thoughtfully upgraded with hardwood floors, a custom staircase, and designer finishes, the open-concept floor plan is anchored by a chef's kitchen with granite countertops, stainless steel appliances, and cabinetry that flows seamlessly into the living and dining areas. The primary suite is a true retreat, complete with a walk-in closet, soaking tub, separate shower, and dual vanities. A private patio creates an ideal space for relaxing or entertaining, while the attached two-car garage adds ease and functionality. Enjoy resort-style living with access to Talega's pools, trails, golf course, and athletic club, all just minutes from downtown San Clemente, award-winning schools, and world-class beaches.



Built in 2004

## Essential Information

MLS® #	OC25166881
Price	\$1,020,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,881
Acres	0.29
Year Built	2004
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kirk Schilling
Listing Office	Rise Realty

### **Community Information**

Address	62 Via Almeria
Area	TL - Talega
Subdivision	Verano (VERA)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Clubhouse, Sport Court, Fire Pit, Golf Course, Maintenance Grounds, Meeting Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

### **Interior**

Interior Features	Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room

# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Vista
Middle	Vista
High	San Clemente

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 13th, 2026 at 4:20am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.