

# \$4,700 - 71 Via Almeria, San Clemente

MLS® #OC25173590

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## \$4,700

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

Verano (VERA), San Clemente,

STUNNING TOWNHOME WITH VIEWS IN TALEGA'S HIGHLY DESIREABLE VERANO TRACT. This spacious three-bedroom, two-and-a-half bathroom offers an ideal blend of comfort, style and scenic surroundings. Step inside to a bright & inviting floor plan where the updated kitchen showcases crisp quartz countertop & backsplash, stainless steel appliances and rich cabinetry-opening seamlessly to the dining area and family room with a cozy updated fireplace. Plantation shutters, updated flooring and refined finishes frame the beautiful view. Upstairs you'll find the generous primary suite featuring an updated en-suite bath with dual-vanities, quartz countertops, a jacuzzi tub and a large walk-in closet. Two additional bedrooms and a full bathroom complete the upstairs offering space and flexibility for family or guests. Additional amenities include a two-car attached garage and access to Talega's top-tier amenities- pools, parks, hiking trails, sports courts & more. All just minutes from downtown San Clemente and world class beaches.



Built in 2004

## Essential Information

|          |            |
|----------|------------|
| MLS® #   | OC25173590 |
| Price    | \$4,700    |
| Bedrooms | 3          |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,840                  |
| Acres          | 0.87                   |
| Year Built     | 2004                   |
| Type           | Residential Lease      |
| Sub-Type       | Condominium            |
| Status         | Closed                 |
| Listing Agent  | Rob Weiss              |
| Listing Office | Coldwell Banker Realty |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 71 Via Almeria |
| Area        | TL - Talega    |
| Subdivision | Verano (VERA)  |
| City        | San Clemente   |
| County      | Orange         |
| Zip Code    | 92673          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Sport Court, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s) |
| Utilities      | None  |
| Parking Spaces | 2   |
| Parking        | Garage  |
| # of Garages   | 2   |
| Garages        | Garage  |
| View           | Hills, Canyon   |
| Has Pool       | Yes   |
| Pool           | Association   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | All Bedrooms Up, Primary Suite, Walk-In Closet(s) |
| Cooling           | Central Air                                       |
| Fireplace         | Yes   |
| Fireplaces        | Family Room                                       |
| # 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     | August 4th, 2025 |
| Days on Market  | 4                |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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