

# **\$2,799,999 - 39 Via Soria, San Clemente**

MLS® #OC25174297

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## **\$2,799,999**

5 Bedroom, 4.00 Bathroom, 3,547 sqft  
Residential on 0 Acres

Catania (CATN), San Clemente,

Sensational PANORAMIC & OCEAN VIEWS, immaculate finishes and a peaceful end of cul-de-sac location sets the stage for this amazing beauty that you've been waiting to call home! Perfectly placed in the sought after gated "Catania" neighborhood in Talega and displaying an impressive curb appeal, it greets you with a beautifully landscaped front yard which immediately draws you in. Upon entry you will immediately feel the warmth that surrounds this approximately 3547 square foot property which is elevated in style and designer finishes. This exceptional 5 Bedroom (MAIN FLOOR BEDROOM CURRENTLY USED AS AN OFFICE), BONUS ROOM, 4 bath home offers the perfect blend of luxurious entertaining space, serene privacy and modern comfort. Inside you will see that the main level living flows seamlessly to the next, creating a welcoming & inviting ambiance starting with the jaw dropping conversation room with a stunning wood feature wall and beamed ceiling. The heart of this stunning property is the chef-inspired kitchen which offers two islands with bar seating, high-end stainless appliances, an abundance of pristine, white cabinetry and breakfast nook. Just off the kitchen is the family room with custom built ins and stylish fireplace with custom wood mantle. The over-sized dining room is the perfect setting to host family gatherings. MAIN FLOOR BEDROOM is currently customized as a home office with tranquil views of the backyard and conveniently located near the



remodeled hall bath with walk-in shower. Upper level is host to the restful proportions of the four private retreats or hang out in the BONUS ROOM w/ custom built-in. One ensuite bedroom - 2 secondary bedrooms share a jack & jill bath. Outshining them all, the primary suite showcases a spacious walk-in closet and a luxurious ensuite with dual vanities, walk-in shower, soaking tub, & private balcony. Endless hours will be spent outside enjoying your resort-inspired, wraparound complete w/pool, spa, Fire Pit, BBQ Island, Fireplace, & perfectly manicured grounds. ENHANCEMENTS TO APPRECIATE: European White Oak Wood Floors, Solar, Water Filtration, House Re-Pipe. In addition, you will get to take advantage of all of the wonderful amenities in Talega! Don't let this one pass you by ... come for a tour before it's gone!

Built in 2005

### **Essential Information**

MLS® #	OC25174297
Price	\$2,799,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,547
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Lisa Adams
Listing Office	Distinctive Coast Properties

### **Community Information**

Address	39 Via Soria
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Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Billiard Room, Clubhouse, Maintenance Grounds, Game Room, Meeting Room, Meeting/Banquet/Party Room, Other Courts, Recreation Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Direct Access, Door-Multi, Driveway Level, Side By Side
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Direct Access, Door-Multi, Driveway Level, Side By Side
View	Panoramic, Hills, Ocean
Has Pool	Yes
Pool	Community, In Ground, Private, Salt Water, Association, Permits
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Fire Pit, Barbecue
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Sprinkler System, Flag Lot, Lawn, Near Park, Street Level, Yard
Windows	Double Pane Windows, Blinds, Custom Covering(s), Drapes, Plantation Shutters
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan,

	Recessed Lighting, Storage, Bedroom on Main Level, Jack and Jill Bath, Primary Suite, Walk-In Closet(s), Balcony, Crown Molding, Multiple Staircases, Quartz Counters, Unfurnished, Wood Product Walls
Appliances	Built-In Range, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Water Heater, Gas Cooktop
Heating	Central, Forced Air, Zoned
Cooling	Central Air, Whole House Fan, Zoned, Dual
Fireplace	Yes
Fireplaces	Family Room, Free Standing, Gas, Outside, Gas Starter
# 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 6th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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