

# \$1,175,000 - 239 Via Presa, San Clemente

MLS® #OC25181107

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## \$1,175,000

3 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential on 0 Acres

Vilamoura (VMO), San Clemente,

This elegant 3-bedroom, 2.5-bath townhome is a rare gem offering privacy, charm, and soaring architectural character. Step into a bright, open floor plan highlighted by approx. 22-foot ceilings, rich wood flooring, and walls of windows that flood the space with natural light. The chef's kitchen features gleaming granite countertops with custom cabinetry and flows seamlessly into the living and dining areas—perfect for entertaining. Upstairs, the primary suite includes a private deck with hillside views, ideal for your morning coffee or unwinding. Out back, enjoy a lushly landscaped yard and garden, framed by natural vegetation and a peaceful, tree-lined hillside that ensures serene living. Set in a quiet, tucked-away location, this home offers both peaceful seclusion and exceptional convenience. Enjoy direct access from the attached two-car garage, complete with extensive custom cabinetry for excellent storage. Additional upgrades—like lined pipes, retractable screens at front door and custom doors between the primary bedroom and bath—add comfort and confidence. With close proximity to scenic trails, beaches, downtown San Clemente, and major commuter routes including nearby freeways and toll roads, this townhome blends serene living with everyday accessibility. And, no Mello Roos tax!

Built in 1990



## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | OC25181107                     |
| Price          | \$1,175,000                    |
| Bedrooms       | 3                              |
| Bathrooms      | 3.00                           |
| Full Baths     | 2                              |
| Half Baths     | 1                              |
| Square Footage | 1,847                          |
| Acres          | 0.00                           |
| Year Built     | 1990                           |
| Type           | Residential                    |
| Sub-Type       | Townhouse                      |
| Style          | Mediterranean                  |
| Status         | Closed                         |
| Listing Agent  | Judy Hart Perrault             |
| Listing Office | Berkshire Hathaway HomeService |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 239 Via Presa            |
| Area        | RS - Rancho San Clemente |
| Subdivision | Vilamoura (VMO)          |
| City        | San Clemente             |
| County      | Orange                   |
| Zip Code    | 92672                    |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Fire Pit, Maintenance Grounds, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Trash, Maintenance Front Yard, Management, Trail(s) |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected                                   |
| Parking Spaces | 2  |
| Parking        | Garage, Direct Access  |
| # of Garages   | 2  |
| Garages        | Garage, Direct Access  |
| View           | Hills  |
| Has Pool       | Yes  |
| Pool           | Association  |
| Security       | Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Fire Sprinkler System   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Rain Gutters   |
| Lot Description   | ZeroToOneUnitAcre, Back Yard, Sprinklers In Rear           |
| Windows           | Custom Covering(s), Plantation Shutters, Screens, Shutters |
| Roof              | Spanish Tile   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood, Carpet   |
| Interior Features | Breakfast Bar, Balcony, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Storage, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Cathedral Ceiling(s), Ceiling Fan(s), Entrance Foyer, Granite Counters, Two Story Ceilings |
| Appliances        | Convection Oven, Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Gas Range, Gas Water Heater, Ice Maker, Self Cleaning Oven, Water Heater, Water To Refrigerator   |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Primary Bedroom   |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|          |                    |
|----------|--------------------|
| District | Capistrano Unified |
|----------|--------------------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 13th, 2025 |
| Days on Market  | 3                 |
| Zoning          | PD                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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