

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

MLS® #OC25181107

\$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
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Additional Information

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

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