$4,300 - 15 Calle Viveza, San Clemente

MLS® #OC25186898

$4,300

3 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential Lease on 0 Acres

Trinidad (TRIN), San Clemente,

Recalling a Spanish villa, this two-level townhome is a highly desired end unit. Discover a Plan Three within the inviting Trinidad enclave, which seamlessly blends indoor-to-outdoor living. Highly sought after, the versatile layout boasts an open concept design and bright living spaces. Enjoy three bedrooms, three baths and a large loft within approximately 1,896 square feet. A tranquil setting in the Talega hills mirrors resort-style living in a well-appointed home. The spacious back patio exudes privacy and offers ample outdoor space for entertaining guests. Upgrades include a neutral color palette, custom ceramic and granite surfaces, contemporary faux wood tile, recessed lighting, crown molding, a media niche and eloquent fireplace. A large kitchen features extensive granite countertops, cabinetry and pantry space, all open to a dining room and living room. An ownerâ€™s suite hosts a window seat, oversized walk-in closet, additional closet space, dual vanities and a shower in tub. The residence is completed by a secondary bedroom, main floor bedroom, two ensuite baths, built-in storage and a two-car garage. Trinidad boasts a private recreation center with a pool and spa nearby the Talega Park. Throughout master-planned Talega awaits hiking trails, shopping and entertainment centers, sports parks and award-winning schools.

Built in 2000

Essential Information

MLS® #	OC25186898
Price	$4,300
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,896
Acres	0.04
Year Built	2000
Type	Residential Lease
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Adam Trejo
Listing Office	Inhabit Collective

Community Information

Address	15 Calle Viveza
Area	TL - Talega
Subdivision	Trinidad (TRIN)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Sport Court, Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues, Gardener
Parking Spaces	2
Parking	Direct Access, Garage, Private
# of Garages	2
Garages	Direct Access, Garage, Private
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters

Lot Description	Back Yard, Landscaped, Near Park, Street Level, Yard, Paved, Walkstreet
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Tile
Construction	Stucco

Interior

Interior	Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Ceramic Counters, Crown Molding, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Exhaust Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified

Additional Information

Date Listed	August 21st, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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