

\$4,750 - 52 Via Villena, San Clemente

MLS® #OC25221466

\$4,750

3 Bedroom, 3.00 Bathroom, 1,881 sqft
Residential Lease on 0 Acres

Verano (VERA), San Clemente,

Wonderful Townhome in the Verano community of Talega! Spacious 3 Bedroom & Den Floor Plan. Light and Bright Home with many Windows and Sun Rise Views. Recessed LED Lighting throughout. The Living/Family Room has a Cozy Gas Fireplace and Lighted Ceiling Fan. Dining Area open to the Living Room and Kitchen. Fenced Backyard Patio with Hard Scape just outside the Dining Area. Breakfast Bar between the Dining Area and Kitchen. Quality Maple Cabinets, Granite Counters, Island, Stainless Steel Appliances, including a new Microwave and a Breakfast Bar/Counter in the Roomy Kitchen. Convenient Interior Full Sized Laundry Room on Main Level along with a Main Level Bathroom. Main Floor Den/Office/Bedroom with Dual Door Entry. Tile Floors throughout the Main Level. Harwood Flloring in Stairway and Upper Level Hallway with Comfortable Carpet in Upper Level Bedroos. The Master Bathroom has a Large Jetted Soaking Bathtub, Walk-In Shower, Dual Sink Vanity, a Walk-In Closet and a Separate Toilet Room. Upper Level includes two Secondary Bedrooms and Full Size Hallway Bathroom. Stay Cool and Comfortable with the Central Air Conditioning. Attached Double Car Garage with overhead Storage Racks and Direct Access into Home. Association Pool & Spa nearby along with numerous Talega Amenities including community pools!

Built in 2004



Essential Information

| | |
|----------------|-------------------|
| MLS® # | OC25221466 |
| Price | \$4,750 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,881 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential Lease |
| Sub-Type | Townhouse |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Barry Sonnek |
| Listing Office | Sonnek Realty |

Community Information

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|-------------|----------------|
| Address | 52 Via Villena |
| Area | TL - Talega |
| Subdivision | Verano (VERA) |
| City | San Clemente |
| County | Orange |
| Zip Code | 92673 |

Amenities

| | |
|----------------|---|
| Amenities | Pool, Spa/Hot Tub |
| Utilities | Association Dues, Pool, See Remarks, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Front, See Remarks |
| # of Garages | 2 |
| Garages | Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Front, See Remarks |
| View | Canyon, Hills |
| Has Pool | Yes |
| Pool | Association |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco |
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Level, Cul-De-Sac |
| Windows | Double Pane Windows, Roller Shields, Screens, Shutters |
| Roof | See Remarks, Spanish Tile |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Carpet, See Remarks, Tile |
| Interior Features | All Bedrooms Up, Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water Heater |
| Heating | Forced Air, Natural Gas, See Remarks |
| Cooling | Central Air, See Remarks |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room, See Remarks |
| # of Stories | 2 |
| Stories | Two |

School Information

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|----------|--------------------|
| District | Capistrano Unified |
| High | San Clemente |

Additional Information

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|-----------------|----------------------|
| Date Listed | September 20th, 2025 |
| Days on Market | 17 |
| Zoning | RES |
| Short Sale | N |
| RE / Bank Owned | N |

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