

\$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 Flloing 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

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

District	Capistrano Unified
High	San Clemente

Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2025 at 12:51pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.