

# \$1,950,000 - 22 Calle Portofino, San Clemente

MLS® #OC25244371

**\$1,950,000**

4 Bedroom, 3.00 Bathroom, 2,832 sqft

Residential on 0 Acres

Portofino (PORT), San Clemente,

Experience the ideal fusion of modern design and coastal charm in this beautifully remodeled 4-bedroom, 3-bathroom home with a versatile bonus area, located in the highly desirable Portofino community of Talega.

Perfectly positioned on a quiet street just a short stroll from Vista Del Mar TK-8, this home offers the ultimate in family-friendly living â€“ with resort-style amenities, scenic trails, and top-rated schools all within reach.

Step inside to discover an inviting open-concept floor plan designed for todayâ€™s lifestyle, anchored by a stunning remodeled kitchen featuring floor-to-ceiling windows, new custom cabinetry, designer fixtures, Thermador appliances and an expansive island ideal for gathering. The kitchen seamlessly connects to the open family room, highlighted by a custom built-in bar/beverage area that creates a warm and stylish entertainment area. Main floor bedroom, currently being used as office and fully remodeled bathroom complete this lower level.

The spacious primary suite is a private retreat, highlighted by luxurious LVP wood flooring. The primary bathroom boasts a soaking tub, dual vanities with shiplap walls, walk-in shower, and oversized walk-in closet. Upstairs youâ€™ll also find two additional bedrooms, a fully remodeled bathroom, homework niche and a convenient laundry room.

Thoughtful upgrades throughout include solar power (lease), brand new luxurious LVP wood



flooring thru out, new baseboards, new interior Shaker doors and trim, plantation shutters, new LED lighting fixtures, and fresh interior and exterior paint.

The private backyard is an entertainer's delight, lush landscaping, lawn space, and a built-in BBQ, fireplace area- and there are no homes directly behind you! This is the perfect home for entertaining or just relaxing! The third car garage is the bonus area complete with heating and A/C. Another benefit this home has to offer is an extra-long driveway to fit multiple cars.

Enjoy all that Talega has to offer, with resort-style amenities including pools, sport courts, parks, and miles of hiking and biking trails. Short walk to shopping, Peetsâ™ Coffee, restaurants and Talega Golf Course. Welcome home!

This exceptional home combines comfort, modern elegance, and lifestyle â€” a true must-see!

Built in 2001

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25244371              |
| Price          | \$1,950,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,832                   |
| Acres          | 0.15                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Sandra Marquez          |
| Listing Office | Re/Max Coastal Homes    |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 Calle Portofino |
| Area        | TL - Talega        |
| Subdivision | Portofino (PORT)   |
| City        | San Clemente       |
| County      | Orange             |
| Zip Code    | 92673              |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Sport Court, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Trail(s)        |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2   |
| Parking        | Concrete, Direct Access, Driveway, Garage Faces Front, Garage, See Remarks, Storage             |
| # of Garages   | 2   |
| Garages        | Concrete, Direct Access, Driveway, Garage Faces Front, Garage, See Remarks, Storage             |
| View           | Park/Greenbelt, Neighborhood, Trees/Woods   |
| Has Pool       | Yes   |
| Pool           | Community, Association  |
| Security       | Carbon Monoxide Detector(s), Fire Sprinkler System  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Sprinkler System, Yard |
| Windows           | Double Pane Windows, Plantation Shutters   |
| Roof              | Concrete   |
| Foundation        | Slab   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | See Remarks   |
| Interior Features | Built-in Features, Breakfast Area, Block Walls, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Quartz Counters, Storage, Bar, Bedroom on Main Level, Walk-In Closet(s) |
| Appliances        | SixBurnerStove, Built-In Range, Barbecue, Dishwasher, Freezer, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Water Heater                                    |
| Heating           | Forced Air  |

|              |              |
|--------------|--------------|
| Cooling      | Central Air  |
| Fireplace    | Yes          |
| Fireplaces   | Gas, Outside |
| # of Stories | 2            |
| Stories      | Two          |

## School Information

|            |                    |
|------------|--------------------|
| District   | Capistrano Unified |
| Elementary | Vista Del Mar      |
| Middle     | Vista Del Mar      |
| High       | San Clemente       |

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 19th, 2025 |
| Days on Market  | 5                  |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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