

# **\$775,000 - 42 Paseo Del Rey, San Clemente**

MLS® #OC25246638

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## **\$775,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0 Acres

Alassio (ALAS), San Clemente,

Step inside and discover this charming 2 bedroom, 2.5 bath end unit townhome conveniently situated in the highly sought after community of Alassio in Talega!

Encompassing 1,232 square feet of generous living space, this warm and inviting turnkey residence is positioned on a premium elevated corner lot location with an open and comfortable floor plan with no neighbors above or below.

The inviting main level features a spacious living room with an abundance of windows and natural light, recessed lighting, and a cozy fireplace. A well-appointed kitchen showcases granite countertops and backsplash, freshly painted white cabinetry, and a walk-in pantry. A powder room off the kitchen completes the main living area.

Upstairs boasts hardwood floors and is home to both bedrooms offering complete privacy and comfort, including a primary suite with a large walk-in closet with custom built-ins, large vanity with dual sinks, and a soaking tub and shower. A full-size laundry room and an additional secondary full bath are also conveniently located upstairs. Additional highlights include an attached two-car tandem garage, freshly painted walls and ceilings, and beautiful shutters throughout.

Located in the master planned Talega community, residents here enjoy access to



resort style amenities including multiple pools, sports courts, tennis courts, volleyball courts, basketball courts, playgrounds, and miles of hiking/biking trails. Close proximity to award-winning schools and walking distance to the Talega Village shopping center. San Clemente is famous for world-class beaches, Ave Del Mar shops, and amazing restaurants options.

Don't miss this incredible opportunity to live in one of San Clemente's most desirable neighborhoods!

Built in 2003

### Essential Information

MLS® #	OC25246638
Price	\$775,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Tom Bertog
Listing Office	HomeSmart, Evergreen Realty

### Community Information

Address	42 Paseo Del Rey
Area	TL - Talega
Subdivision	Alassio (ALAS)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Picnic Area, Playground, Barbecue, Clubhouse, Maintenance Front Yard, Maintenance Grounds, Meeting Room, Outdoor Cooking Area, Pickleball, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Connected, Water Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Lighting
Windows	Screens, Shutters
Roof	Concrete, Fire Proof
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Walk-In Pantry, Wired for Data
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Vented Exhaust Fan, Water Heater, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

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

### **Additional Information**

Date Listed	November 6th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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