

# **\$1,079,000 - 44 Paseo Verde, San Clemente**

MLS® #OC25270276

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## **\$1,079,000**

3 Bedroom, 3.00 Bathroom, 1,686 sqft  
Residential on 2 Acres

N/A, San Clemente,

Welcome to the beautiful, turnkey, and very renovated 44 Paseo Verde. A Santalana Plan 2 residence in the highly sought after master planned community of Talega. This spacious 3-bedroom, 2.5-bath, 1,686 sq. ft. townhome blends comfort, luxury, and convenience, offering the ideal setting for those seeking the refined coastal San Clemente lifestyle. Entering, you are greeted by sophisticated wide-planked luxury vinyl flooring, complemented by upgraded recessed lighting and custom built-ins. The open-concept design leads to the gourmet kitchen, where all new stainless steel appliances, tile backsplash, and white quartz countertops provide clean and modern beauty coupled with functionality. Adjacent, the family room with its cozy fireplace invites relaxation, while French doors from the breakfast nook open to a private, enclosed patio perfect for alfresco dining or a peaceful retreat. Upstairs, the master suite is a personal sanctuary with plantation shutters, elegant wall moldings, a walk-in closet, and a spa-inspired en suite featuring new dual vanities. All new lighting fixtures, upstairs carpet, downstairs vinyl flooring, bathroom and laundry tile work, cabinetry, water filtration system, appliances, bath fixtures & mirrors, window coverings, and ceiling fans throughout this home are just a few of the recent updates that help to make a bold statement to the homes fresh new look. Two additional upstairs bedrooms share a stylish full bathroom. An individual laundry room and ceiling fans



provide added convenience. The attached 2-car garage boasts epoxy flooring and custom built-ins, adding both practicality, organization, and style. Newer AC unit. Natural light fills the home, creating a bright, airy atmosphere that enhances its spaciousness. With easy access to Talega's pools, parks, trails, and critically acclaimed Talega golf course, this residence offers a harmonious blend of luxury and coastal community living. Don't miss the opportunity to experience the best of coastal-inspired living in the prestigious Talega community designed for comfort, connection, and year-round enjoyment.

Built in 2004

### **Essential Information**

MLS® #	OC25270276
Price	\$1,079,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	1.59
Year Built	2004
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Jadon Lavik
Listing Office	Berkshire Hathaway HomeService

### **Community Information**

Address	44 Paseo Verde
Area	TL - Talega
Subdivision	N/A
City	San Clemente
County	Orange

Zip Code 92673

## Amenities

Amenities Clubhouse, Sport Court, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Golf Course, Maintenance Front Yard, Meeting Room, Outdoor Cooking Area, Trail(s)

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Parking Spaces 2

Parking Direct Access, Door-Single, Garage, Garage Door Opener, On Street, Storage

# of Garages 2

Garages Direct Access, Door-Single, Garage, Garage Door Opener, On Street, Storage

View Hills, Neighborhood

Has Pool Yes

Pool Community, In Ground, Association, Heated

Security Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior Stucco

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Greenbelt, Landscaped, Near Park, On Golf Course, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Yard

Windows Blinds, Double Pane Windows, Screens, Casement Window(s), Custom Covering(s), Insulated Windows, Low Emissivity Windows

Roof Concrete, Fire Proof

Construction Stucco

Foundation Slab

## Interior

Interior Carpet, Laminate

Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Up, Attic, Primary Suite, Walk-In Closet(s), Built-in Features

Appliances Dishwasher, Electric Oven, Disposal, Microwave, Water Heater, Exhaust Fan, Freezer, Gas Cooktop, Gas Oven

Heating Central, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Living Room, Decorative, Gas, Masonry, Raised Hearth

# 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	December 3rd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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