

\$2,495,000 - 22 Via Nerisa, San Clemente

MLS® #OC26004940

\$2,495,000

4 Bedroom, 5.00 Bathroom, 4,068 sqft
Residential on 0 Acres

Ravenna (RAVE), San Clemente,

Welcome to 22 Via Nerisa, a stunning 4 Bedroom, 4 & 1/2 Bath home in the heart of San Clemente's prestigious Talega community. This fully upgraded residence spans 4,068 square feet and offers an open-concept floor plan and a wealth of luxurious features. Perfectly designed for entertaining & everyday living, this home is in move-in-ready condition.

Step through the covered front porch into an elegant foyer that leads to a grand living room with cathedral ceilings, a cozy fireplace, and an adjacent office. The formal dining room opens to a covered terrace, creating a seamless indoor-outdoor flow. The gourmet kitchen features maple cabinets, high-end KitchenAid appliances, a built-in refrigerator, granite countertops, a double oven, an 8-burner stove, & an oversized island. The kitchen flows effortlessly into the nook and family room, which boasts a custom entertainment center and stunning views of the Talega hills. Additional main-level highlights include a pantry room, a craft room, and a versatile office space.

Upstairs, the luxurious master suite serves as a private retreat, complete with a sitting area, a covered deck with panoramic views, & a spa-like master bathroom featuring dual sinks, a jetted tub, a separate shower enclosure, and dual walk-in closets. 3 additional upstairs bedrooms include one with a private study



alcove, while a separate laundry room with a sink, washer & dryer adds convenience.

Every detail of this home has been meticulously upgraded, from the 24" diagonal travertine flooring, real hardwood, wrought iron staircase, dual A/C units, upgraded baseboards, crown molding and plantation shutters

The resort-style backyard is an entertainer's paradise, featuring a saltwater pool & spa, a Viking BBQ island, & a custom outdoor living room with a fully covered patio, with TV, fan, heater & recessed lighting. Custom pavers, a porte-cochere, a motor court offering 4 additional parking spaces, & an oversized three-car garage with epoxy flooring, EV charging setup, storage, and a workshop area. The home also has OWNED solar.

Nestled in the vibrant Talega community, 22 Via Nerisa offers access to world-class amenities, including a championship golf course, 3 community pools, pickleball and tennis courts, scenic trails, and more. With its stunning upgrades, entertainer's yard, and breathtaking Talega hills views, this home is a rare gem that combines luxury, comfort, and an unparalleled lifestyle.

Built in 2006

Essential Information

MLS® #	OC26004940
Price	\$2,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,068
Acres	0.18

Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish, Traditional
Status	Closed
Listing Agent	Nicole Jacobs
Listing Office	Compass

Community Information

Address	22 Via Nerisa
Area	TL - Talega
Subdivision	Ravenna (RAVE)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Playground, Pool, Tennis Court(s), Golf Course, Maintenance Grounds, Management, Meeting Room, Pickleball, Recreation Room, Security, Sport Court
Parking Spaces	7
Parking	Door-Multi, Direct Access, Garage, Electric Vehicle Charging Station(s), Porte-Cochere, Workshop in Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Garage, Electric Vehicle Charging Station(s), Porte-Cochere, Workshop in Garage
View	Hills, Park/Greenbelt
Has Pool	Yes
Pool	Association, Heated, Private, Salt Water
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Lighting
Lot Description	Sprinklers In Front, Yard
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Wood, Stone
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Interior Features	Breakfast Bar, Balcony, Breakfast Area, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Cathedral Ceiling(s), Crown Molding, Pantry, Walk-In Closet(s), Walk-In Pantry, Workshop
Appliances	Barbecue, Double Oven, Dishwasher, Electric Range, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Water Heater, Built-In Range, Freezer, Gas Cooktop, Self Cleaning Oven
Heating	Central, Forced Air, Fireplace(s), Solar, Zoned
Cooling	Dual
Fireplace	Yes
Fireplaces	Family Room
# 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	November 13th, 2025
Days on Market	58
Short Sale	N
RE / Bank Owned	N

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