

\$2,085,000 - 18 Via Belleza, San Clemente

MLS® #OC26021633

\$2,085,000

5 Bedroom, 3.00 Bathroom, 3,114 sqft
Residential on 0 Acres

Miraleste (MIRA), San Clemente,

Set within the heart of Talega, 18 Via Belleza offers a calm, design forward approach to coastal living where sunrise views, early morning light, canyon outlooks, and a quiet sense of privacy shape daily life just minutes from San Clemente's beaches and historic downtown.

This five bedroom, three bathroom residence is anchored by a beautifully appointed chef's kitchen designed for both function and flow. Deep 42 inch storage drawers, discreet electrical outlets, and a custom pull-out system for pots and pans support everyday use, while a professional grade appliance suite including a 35 inch Capital range with hood, 48 inch Viking refrigerator, Bosch dishwasher, and JennAir Noir double ovens grounds the space with understated capability. A marble backsplash pairs seamlessly with quartz and soapstone countertops, complemented by a spacious walk-in pantry. Appliance garages at the breakfast bar keep coffee and kitchen essentials neatly tucked away, preserving clean lines and visual calm.

The kitchen opens to a welcoming family room centered around a gas fireplace, creating an inviting space for gathering or relaxed evenings at home. The main level also includes a formal dining and living area, a guest bedroom with a well-appointed full bath, and an expanded front room unique to this



home, offering flexibility for work, play, or quiet retreat.

Upstairs, the primary suite is set apart as a private sanctuary. A Dutch door opens to a balcony with open canyon views and soft morning light, offering a peaceful setting to greet the sunrise. The spa inspired bath features dual vanities, a freestanding jetted tub, modern lighting, and two walk-in closets. Three additional bedrooms and a full laundry room with utility sink complete the upper level.

Outdoors, the backyard feels notably quiet and private, an ideal setting for morning coffee, evening unwinding, or simply enjoying the surrounding canyon calm. Drawings for a future pool and outdoor entertaining area are included, offering inspiration and a starting point for those looking to further personalize the space.

Additional features include owned solar panels, a tankless water heater, whole house water softener, and a three car tandem garage. Located near hiking and biking trails, Talega's resort style pools and parks, and the highly regarded Vista Del Mar schools, 18 Via Belleza blends thoughtful design, natural light, and everyday comfort in one of San Clemente's most sought after communities.

Built in 2002

Essential Information

MLS® #	OC26021633
Price	\$2,085,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,114

Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Doug Echelberger
Listing Office	Inhabit Collective

Community Information

Address	18 Via Belleza
Area	TL - Talega
Subdivision	Miraleste (MIRA)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Game Room, Outdoor Cooking Area, Barbecue, Playground, Pool, Spa/Hot Tub, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Pickleball, Picnic Area, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	5
Parking	Direct Access, Driveway, Garage, Garage Faces Front
# of Garages	3
Garages	Direct Access, Driveway, Garage, Garage Faces Front
View	Canyon, Hills, Mountain(s), Neighborhood, Panoramic, Valley
Has Pool	Yes
Pool	In Ground, Association, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

Exterior

Exterior Features	Barbecue, Rain Gutters, Lighting
Lot Description	Back Yard, Lawn, Sprinkler System, Yard, Near Park, Rectangular Lot, Walkstreet
Windows	Blinds, Double Pane Windows, Screens, Custom Covering(s), Low Emissivity Windows
Roof	Concrete

Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, High Ceilings, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Balcony, Breakfast Area, Built-in Features, Crown Molding, Dry Bar, Pantry, Primary Suite, Tandem
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Barbecue, Built-In Range, Convection Oven, Double Oven, Electric Oven, Self Cleaning Oven, SixBurnerStove, Water Softener, Water To Refrigerator
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Masonry
# 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	February 6th, 2026
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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