

\$1,425,000 - 2137 Via Teca # 18, San Clemente

MLS® #PW23061948

\$1,425,000

3 Bedroom, 3.00 Bathroom, 1,672 sqft
Residential on 0 Acres

Highland Light Village (HLV), San Clemente,

Welcome to your dream coastal home located in the prestigious 24 hour managed gated community of Marblehead. With stunning 180-degree views of the Pacific Ocean, Catalina Island, the Dana Point Headlands this 3- bedrooms and 3- bathrooms home, with new central air-conditioning, a large pool size yard this Highland Village home is ideally located mid street to avoid edge obstructions. Step inside to find soaring ceilings, a bright and airy living space with a striking ocean view, fireplace, and picture window that offers plenty of natural light. The dining room features a wet bar perfect for entertaining and a sliding door that leads to the backyard. The open layout seamlessly connects living, dining and family rooms. The kitchen has been meticulously maintained ensuring that it is fully functional for all your cooking needs. The kitchen boasts a beautiful greenhouse window that floods the room with natural light and features a breakfast bar that integrates the kitchen and family room, creating the perfect space for casual dining and relaxation. The family room features a sliding door that opens up to a large brick covered patio and more spectacular views of the Pacific Ocean and coastline. The upstairs primary bedroom with vaulted ceilings offers more breathtaking panoramic ocean views and the perfect atmosphere for relaxation and rejuvenation with a large ensuite master bath and soaking tub. Down the hallway, you'll find ample storage cabinets and a well-appointed



bathroom, perfectly accommodating the two generously sized bedrooms. Some of the additional features are recessed lighting, central air-conditioning, and a 2-car garage with built in storage plus laundry. With breathtaking ocean views and an enviable location close to parks, schools, shopping, trails, and freeways, residents of the Marblehead community truly have it all. Enjoy a short drive to the San Clemente Pier and Dana Point Harbor, where you can soak up the sun, surf, and sand at world-renowned beaches. Or, take advantage of the many recreational opportunities that abound in the area, from hiking and biking to golfing and fishing. With so much to see and do, you'll never be bored in this vibrant and thriving community. Come experience coastal living and enjoy unforgettable sunsets at its finest and discover why so many people choose to call Marblehead home.

Built in 1986

Essential Information

MLS® #	PW23061948
Price	\$1,425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colin Jones
Listing Office	Red Door Previews

Community Information

Address	2137 Via Teca # 18
Area	MH - Marblehead
Subdivision	Highland Light Village (HLV)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Controlled Access, Guard, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Coastline, Ocean
Pool	None

Exterior

Lot Description	Front Yard, Greenbelt, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer
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Interior

Interior Features	Cathedral Ceiling(s), High Ceilings, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Double Oven, Electric Cooktop, Electric Oven, Dryer, Washer
Heating	Central
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Great Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	April 16th, 2023
Days on Market	4
Zoning	CONDO
Short Sale	N
RE / Bank Owned	N

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