

\$1,899,000 - 11 Via Regalo, San Clemente

MLS® #PW23065776

\$1,899,000

5 Bedroom, 4.00 Bathroom, 3,074 sqft
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Welcome to this beautiful 5 bedroom, 4 bath, 2 car garage, single family home on a single loaded cul-de-sac street in the coastal city of San Clemente nestled in the wonderful community of Talega in Portomarin. Exhibiting effortless style and class, this beautiful home is a must-see! Bursting with impressive curb appeal, its landscaping and brick accents lend timeless sophistication. Relax on the inviting porch and take a moment to appreciate the peaceful environment and greet passing neighbors. Inside, a sunlit interior with neutral tones, window treatments, detailed millwork, and gorgeous distressed hardwood flooring welcomes you. From the family room's striking brick fireplace and custom built-in media cabinet to the elegant wainscoting in the formal dining room, there's so much to love.

An open-concept chef's kitchen will surely dazzle with its stainless steel appliances, designer cabinetry, subway tile backsplash, and sleek black-honed granite countertops. Show off your culinary skills at the multi-seater, pendant-lit island.

Well-proportioned private retreats await you after a long day. Ideal for overnight guests, one is conveniently located on the main level next to a full bath. Upstairs, you'll find three bedrooms and a light, bright master suite, showcasing large walk-in closets and a luxurious 5-piece ensuite, custom Carrera marble with a separate shower and a spa-like



soaking tub. Along with a versatile loft as a great spot to unwind as you enjoy game and movie nights.

Manicured hedges, block fencing, and gently rolling hills add seclusion as you spend leisurely mornings in the generous backyard. With two raised vegetable gardens, you can wow visitors with farm-to-table meals. Additional updates include new ceiling fans, upgraded trim work, fresh paint and new carpet. Have I mentioned the resort style amenities Plus, youâ€™ll be steps away from local pools, parks, hiking trails, shopping, dining and the Beach . Come take a tour while the offer still stands! "Hurry this one will not last "

Built in 2007

Essential Information

MLS® #	PW23065776
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,074
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Frank Martinez
Listing Office	eXp Realty of California Inc

Community Information

Address	11 Via Regalo
Area	TL - Talega
Subdivision	Portomarin (PORM)
City	San Clemente

County	Orange
Zip Code	92673

Amenities

Amenities	Clubhouse, Sport Court, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Sauna, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	Hills
Has Pool	Yes
Pool	Association

Exterior

Lot Description	Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinkler System
Windows	Custom Covering(s)
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), High Ceilings, Pantry, Recessed Lighting, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Convection Oven, Double Oven, Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
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	April 24th, 2023
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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