

# **\$1,799,000 - 53 Via Armilla, San Clemente**

MLS® #PW25167965

**\$1,799,000**

4 Bedroom, 3.00 Bathroom, 3,025 sqft

Residential on 0 Acres

Vittoria (VITT), San Clemente,

Experience coastal living at its finest in this beautifully renovated residence located in the exclusive gated enclave of Vittoria in Talega. This 4-bedroom, 3-bathroom home spans over 3,000 sq ft of refined interior and designer touches. Step into a grand foyer with high ceilings, a chefâ€™s kitchen with elegant countertops and premium appliances, luxury flooring. This home is quietly tucked away in seclusive community yet CONVENIENTLY SHORT DISTANCE TO RETAIL STORES, SAN CLEMENTE PIER, BEACH, MALL OUTLETS ,GOLF, AND AWARD-WINNING SCHOOL . What's more captivating is the oversized master suite with oversized walk in closet and oversized ensuite master bathroom.

Whatâ€™s even more amazing is the private balcony outside the master suite overlooking greenbelt views. Upstairs the spacious loft can be converted into a 5th bedroom or it can be perfect for media room or office . The backyard is low maintenance landscaping with custom BBQ island, serene water fountain, and amazing view of greenbelt and serene nature.

Resort style HOA amenities offers pickleball, pool, picnic area, tennis court, biking trails, hiking trails, club house, recreation room, maintenance grounds. Tons of Parks and tot lot ! Look no more, this home is the home for you! Put in your offer now!



Built in 2005

## Essential Information

MLS® #	PW25167965
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,025
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Trang Dang
Listing Office	Greenfield Realty

## Community Information

Address	53 Via Armilla
Area	TL - Talega
Subdivision	Vittoria (VITT)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Available, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View	Park/Greenbelt, Neighborhood, Trees/Woods, Orchard
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community

## Exterior

Lot Description	Back Yard, Paved, Sprinkler System
Windows	Double Pane Windows
Roof	Tile

## Interior

Interior Features	Wet Bar, Balcony, Block Walls, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Bar, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	July 25th, 2025
Days on Market	54
Short Sale	N
RE / Bank Owned	N

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