

# **\$1,650,000 - 9 Corte Sevilla, San Clemente**

MLS® #PW25213631

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## **\$1,650,000**

3 Bedroom, 2.00 Bathroom, 2,841 sqft  
Residential on 0 Acres

Sandbridge (SAND), San Clemente,

9 Corte Sevilla in San Clemente is a stunning single-story detached home in the private gated community of The Gallery at Talega, a premier 55+ neighborhood. Featuring 3 bedrooms, 2 bathrooms, and 2,841 sq ft of living space on a spacious 6,120 sq ft lot, this end unit offers unmatched privacy and an inviting private yard. Inside, tall ceilings, real hardwood floors, custom tile, and dual-pane windows create a bright and open atmosphere, while the layout flows seamlessly from the large family and dining room to the expansive living room and kitchen with stainless steel appliances, abundant cabinetry, and a cozy breakfast nook. Two secondary bedrooms at the front share a full bath, while the oversized primary suite serves as a true retreat with soaring ceilings, a spa-like bath with dual sinks, soaking tub, large walk-in shower, private toilet, and a custom walk-in closet with built-ins. The home also features newer carpet in the bedrooms and a direct-access two-car garage with epoxy floors and custom cabinets. Residents of The Gallery enjoy exclusive access to a vibrant clubhouse with a grand ballroom, fitness center, billiards room, library, card and game rooms, plus outdoor amenities including a pool, spa, and bocce courts, while the greater Talega community offers multiple pools, sports courts, playgrounds, and scenic trails. This is coastal senior living at its finest—combining elegance, comfort, and a vibrant lifestyle in one of San Clemente's most desirable



locations.

Built in 2003

### Essential Information

MLS® #	PW25213631
Price	\$1,650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,841
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Chris Kwon
Listing Office	Real Broker

### Community Information

Address	9 Corte Sevilla
Area	TL - Talega
Subdivision	Sandbridge (SAND)
City	San Clemente
County	Orange
Zip Code	92673

### Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Driveway, Garage, Direct Access, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Direct Access, Garage Faces Front
View	Neighborhood
Has Pool	Yes

Pool	Private, Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Front Yard
Windows	Double Pane Windows
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Block Walls, Breakfast Bar, Crown Molding, Granite Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Gas Water Heater, Ice Maker, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	September 10th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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