

# **\$2,225,000 - 41 Via Cartama, San Clemente**

MLS® #V1-26834

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## **\$2,225,000**

5 Bedroom, 4.00 Bathroom, 3,112 sqft  
Residential on 0 Acres

Catania, San Clemente,

Nestled in the exclusive gated community of Catania, this exquisite Talega home offers breathtaking sunset, golf course, and oak tree-covered hillside views from a peaceful cul-de-sac. Enter through custom mahogany double doors to a grand foyer featuring wide plank white oak floors, graceful archways, and handcrafted wrought iron stair railings. This meticulously designed 5-bedroom, 4-bath home blends elegance with functionality. The cozy living room, complete with a wood-burning fireplace and in-ceiling speakers, invites family gatherings. French doors lead to a serene, private backyard featuring a covered patio, built-in BBQ island, and an in-ground hot tub--perfect for relaxing or entertaining. The gourmet kitchen is a chef's dream, with quartz countertops, hand-painted marble tile backsplash, white cabinetry, a Calcutta marble island, and premium stainless steel appliances, including a Sub-Zero refrigerator and Thermador double ovens. A butler's pantry connects the kitchen to the spacious dining room. Adding versatility, a detached casita serves as an ideal office, gym, studio, or guest suite. Two main-level bedrooms, including a luxurious primary suite with a spa-like bath, offer comfort and convenience. Upstairs features a secondary ensuite bedroom, two additional bedrooms with a Jack-and-Jill bath, and a charming reading loft. Additional highlights include a two-car garage with built-in storage, EV power source, epoxy floors, a new whole-house fan,



drought-tolerant landscaping, high-end nighttime illumination, automated irrigation, and custom fountains. Located on a beautifully landscaped 6,169-square-foot lot, this home offers spaces for seamless indoor-outdoor living. Residents enjoy Talega's golf course, swim club, parks, hiking trails, shopping, and top-rated schools, with the beaches of San Clemente just minutes away. Don't miss the opportunity to own this exceptional home and enjoy an unparalleled lifestyle in one of Talega's most desirable communities.

Built in 2005

**Essential Information**

MLS® #	V1-26834
Price	\$2,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,112
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	David Bartels
Listing Office	Everhome Realty, Inc.

**Community Information**

Address	41 Via Cartama
Area	TL - Talega
Subdivision	Catania
City	San Clemente
County	Orange
Zip Code	92673

**Amenities**

Amenities	Clubhouse, Sport Court, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Tennis Court(s), Maintenance Grounds, Meeting/Banquet/Party Room, Trail(s)
Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Concrete, Direct Access, Driveway Level, Garage Faces Front, See Remarks
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Concrete, Direct Access, Driveway Level, Garage Faces Front, See Remarks
View	Panoramic, Canyon, City Lights, Golf Course
Has Pool	Yes
Pool	Community, Association, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Security System, Smoke Detector(s)

## Exterior

Exterior Features	Awning(s), Balcony, Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Near Park, Sprinklers Timer, Sprinkler System, Walkstreet
Windows	Double Pane Windows, Low Emissivity Windows, Plantation Shutters
Roof	Spanish Tile

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Entrance Foyer, Granite Counters, High Ceilings, Pantry, Primary Suite, Storage, Two Story Ceilings, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Range Hood, Convection Oven, Double Oven, Freezer, Ice Maker, Self Cleaning Oven, SixBurnerStove, Warming Drawer, Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air, Attic Fan, Whole House Fan, Zoned
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2

Stories                      Two

**School Information**

Elementary                Vista Del Mar  
Middle                    Vista Del Mar  
High                        San Clemente

**Additional Information**

Date Listed                November 18th, 2024  
Days on Market        33  
Short Sale                N  
RE / Bank Owned      N

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