

\$2,325,000 - 16 Via Andaremos, San Clemente

MLS® #WS25037759

\$2,325,000

4 Bedroom, 4.00 Bathroom, 3,218 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

Enjoy this absolutely stunning, remodeled elegant home w/SWEEPING PANORAMIC HILLSIDE VIEWS! This exquisite 4 bed, 3.5 bath home offers a beautiful Casitas & a well-appointed lower level room that's perfect to be transformed into a 5th bedroom. The home is sitting on a nesting lot at the end of a tranquil cul-de-sac on a double loaded street. The beautiful lush landscaping & California inspired architecture provide an inviting ambiance at the residence which offers a 2-level floor plan of 3,218 sqft. Designed w/classic elegance, this gracious home's open concept plan living, family rooms & dining area invite natural light that pours in & are ideal for entertaining. The elegant fire place in the family rm creates a perfect setting for year around gatherings. The remodeled gourmet kitchen features an island w/quartzite counters, a full custom backsplash & cabinetry including top-of-the-line SS appliances. A great bonus room w/a 1/2 bath complete the main level of this stunning home by offering full comfort in addition to a private detached Casitas that can be utilized as gym/hobby/office/rental space or as a 5th bedroom. The 2nd level hosts an Elegant Master suite w/a custom built in cabinet, a balcony w/serene hillside views, a spa-like bath including a walk-in shower, a soaking tub, a double vanity & a walk-in closet. 2 additional bedrooms, a full bath & a convenient laundry rm complete the second level of this elegant home. Enhancements are featured throughout



the residence,including hardwood & stone flooring,crown mouldings,surround sound,custom built in media centers,recessed lighting, custom lighting,ceiling fans,blinds,custom interior & exterior paint,owned solar system & an above ground spa.The back yard has been thoughtfully designed w/the selection of lush landscaping.It displays a perfect backdrop for year-round indoor/outdoor living,dining & entertaining.There is a built in BBQ,a Beer Tap,a frig & a bar counter.There are multiple seating areas w/a covered pergola & a fireplace that provide a complete oasis in a private setting.The beautifully designed courtyard w/a fireplace also provides a great secondary outdoor entertainment area.The great coastal community of Talega offers a unique life style & a host of community amenities such as great pools,parks,sport courts,hiking and biking trails,golf,an award winning school,shopping & entertainment & it is a short distance away from the beautiful San Clemente pier & some of Southern California's most popular beaches.

Built in 2007

Essential Information

MLS® #	WS25037759
Price	\$2,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,218
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean

Status	Closed
Listing Agent	Mona Alemzadeh
Listing Office	C-21 INVERNESS

Community Information

Address	16 Via Andaremos
Area	TL - Talega
Subdivision	Stella Mare (STLM)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Barbecue, Pool, Tennis Court(s), Clubhouse, Dog Park, Meeting Room, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Trail(s)
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, On Street, Side By Side, Storage, Covered
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, On Street, Side By Side, Storage, Covered
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, Association, Lap
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters, Barbecue
Lot Description	Front Yard, Greenbelt, Sprinklers In Rear, Sprinklers In Front, Lawn, Yard
Windows	Blinds, Double Pane Windows, Screens, ENERGY STAR Qualified Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Stone, Wood
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Open

Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Attic, Built-in Features, Entrance Foyer, Quartz Counters, Stone Counters, Wired for Sound

Appliances	SixBurnerStove, Convection Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Water Heater
Heating	Central
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Outside, Wood Burning
# 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	February 18th, 2025
Days on Market	42
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of March 18th, 2026 at 12:30am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.