

\$2,345,000 - 39 Via Cartama, San Clemente

MLS® #NP24179062

\$2,345,000

5 Bedroom, 4.00 Bathroom, 3,547 sqft
Residential on 0 Acres

Catania (CATN), San Clemente,

Premium lot on quiet cul-de-sac with beautiful panoramic sunset views of the golf course, hills and city lights. An entertainer's dream with a private backyard, custom spa and water feature, covered patio, built-in barbecue, bar, artificial turf, automated lighting and outdoor fireplace. Views are unmatched from this five bedroom, four bath home in the gated Talega community of Catania. A designer kitchen with stainless-steel appliances, dual-islands with modern white cabinetry, built-in refrigerator, six burner stove and fashionable granite and quartz countertops. An adjacent breakfast nook opens with French doors to the backyard. Enjoy the comfort of a large living room with fireplace and built-in entertainment center along with a formal dining room, bonus room and downstairs bedroom. The master bedroom includes a private balcony overlooking the canyon, an en suite bathroom with dual sinks, a soaking tub, separate shower and walk-in closet. Extensive crown molding, plantation shutters, custom window treatments & recessed lighting are throughout this exquisite home. Talega offers outstanding schools & amenities: 19 miles of hiking/biking trails, 4 community pools, clubhouse, sports courts, playground, lighted tennis, volleyball courts & nature reserve. The City of San Clemente has iconic beaches, a pier, shopping and amazing dining.



Built in 2005

Essential Information

MLS® #	NP24179062
Price	\$2,345,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Square Footage	3,547
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Garrett Walker
Listing Office	Vestis Properties Inc.

Community Information

Address	39 Via Cartama
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

Amenities

Amenities	Barbecue, Picnic Area, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage, Private
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Private
View	City Lights, Canyon, Golf Course, Hills, Mountain(s), Panoramic, Valley
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco, Brick
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Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sprinkler System
Windows	Double Pane Windows, Shutters
Roof	Flat Tile
Construction	Stucco, Brick
Foundation	Slab

Interior

Interior	Carpet, Wood
Interior Features	Balcony, Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Primary Suite, Walk-In Closet(s), Paneling/Wainscoting
Appliances	SixBurnerStove, Double Oven, Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Water Heater, Barbecue
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Vista Del Mar
High	San Clemente

Additional Information

Date Listed	August 28th, 2024
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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