

# \$2,200,000 - 59 Via Cartama, San Clemente

MLS® #OC24038275

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## \$2,200,000

5 Bedroom, 4.00 Bathroom, 3,497 sqft  
Residential on 0 Acres

Catania (CATN), San Clemente,

Located in the prestigious Catania gated community, this home sits on a premium oversized lot at the end of a cul-de-sac, with plenty of open space. Don't miss out on the opportunity to own this remarkable elegance.



Built in 2006

## Essential Information

MLS® #	OC24038275
Price	\$2,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,497
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Sher Sheldon
Listing Office	Luxre Realty, Inc.

## Community Information

Address	59 Via Cartama
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange

Zip Code 92673

## Amenities

Amenities Sport Court, Outdoor Cooking Area, Barbecue, Playground, Tennis Court(s), Trail(s)

Utilities Cable Connected, Sewer Connected, Water Connected

Parking Spaces 3

Parking Direct Access, Driveway, Garage

# of Garages 3

Garages Direct Access, Driveway, Garage

View Canyon, Golf Course, Hills, Neighborhood, Panoramic, Trees/Woods

Has Pool Yes

Pool Association, Community

Security Carbon Monoxide Detector(s), Fire Detection System, Security Gate, Gated Community, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior Flagstone

Exterior Features Rain Gutters

Lot Description 0-1 Unit/Acre

Windows Double Pane Windows, French/Mullioned, Shutters

Construction Flagstone

## Interior

Interior Carpet, Stone, Tile

Interior Features Built-in Features, Balcony, Ceiling Fan(s), Granite Counters, High Ceilings, Quartz Counters, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Entrance Foyer, Loft, Primary Suite

Appliances Convection Oven, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Water Softener, Water To Refrigerator, Water Purifier

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Living Room

# 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 23rd, 2024
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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