

# \$1,798,000 - 14 Via Inca, San Clemente

MLS® #OC24042030

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## \$1,798,000

5 Bedroom, 4.00 Bathroom, 2,941 sqft  
Residential on 0 Acres

Catania (CATN), San Clemente,

Meticulous remodel in the esteemed gate-guarded community of Catania, this exceptional residence invites you to experience a blend of modern comfort and coastal charm in the heart of Talega. Located on a Cul a sac with close to 3000 square feet of thoughtfully designed living space this home features five generously sized bedrooms and four full baths. This versatile home offers single level living with a downstairs master suite, upgraded counter tops, sinks, faucets and decorative tile plus an additional downstairs home office. The second floor provides three additional bedrooms including a second primary ensuite and beautiful built-ins throughout. This beautifully designed home boasts a gourmet kitchen with Calcutta quartz countertops, apron sink, newer Dacor cook top, double ovens and beverage cooler. The home has a modern feel with a mix of newer LVP flooring and tile. There is zero carpeting in this home! The gas fireplace in the living room boasts updated custom tile, lime washed stone and a custom-made, reclaimed wood mantle. All overhead lighting, including chandeliers and recessed lights, have been recently updated. The entire house, both interior and exterior, were professionally painted. Both the front and back yards have been professionally landscaped including ambient outdoor lighting. With its contemporary design, flexible floor plan and over-sized backyard, you are provided with a tranquil escape within the comforts of your own home throughout. The



neighborhood includes award winning Vista Del Mar K-8 grade school, Talega Swim and Athletic Club, pools, hiking trails, Vista Hermosa Sports park, and conveniently located near Fred Couples signature golf course and restaurants. Enjoy shopping at the outlets or in historic downtown San Clemente. Close to beaches and pier.

Built in 2005

### **Essential Information**

MLS® #	OC24042030
Price	\$1,798,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,941
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lisa Blakeley
Listing Office	Keller Williams OC Coastal Realty

### **Community Information**

Address	14 Via Inca
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

### **Amenities**

Amenities	Clubhouse, Controlled Access, Meeting Room, Picnic Area, Playground, Pool, Trail(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available

Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener
View	Hills, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Smoke Detector(s), Security Guard

## Exterior

Exterior	Drywall, Frame
Lot Description	Back Yard, Cul-De-Sac
Windows	Plantation Shutters
Roof	Concrete, Tile
Construction	Drywall, Frame
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Quartz Counters, Recessed Lighting, Jack and Jill Bath, Main Level Primary, Primary Suite
Appliances	SixBurnerStove, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Water To Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family 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 13th, 2024
Days on Market	2

Short Sale                N

RE / Bank Owned      N

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