

# \$2,249,900 - 29 Via Soria, San Clemente

MLS® #OC24044292

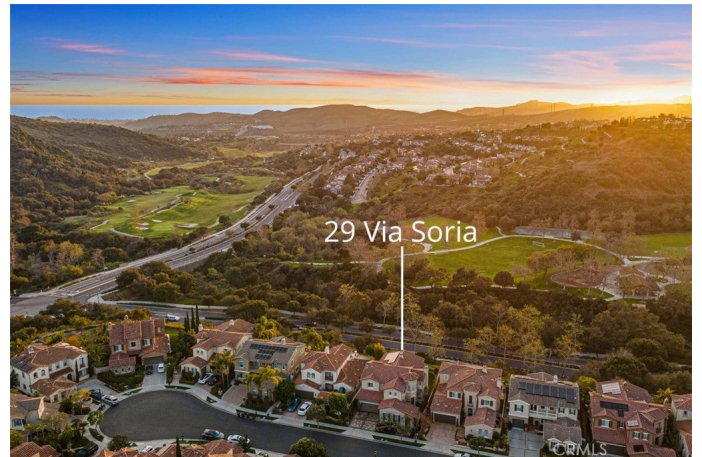
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## \$2,249,900

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

Catania (CATN), San Clemente,

OCEAN VIEW, GOLF COURSE VIEW, HILLSIDE VIEWS and PARK VIEW. Welcome to the peak of luxury coastal living in this highly upgraded executive home situated on one of the most coveted premium view lots in the prestigious gated community of Catania in Talega. The home offers an extraordinary blend of breathtaking views and meticulous upgrades, creating a haven of refined living. Approaching the residence, a gated courtyard invites you into a world of sophistication. The highly upgraded interior features beautiful dark wood flooring, granite countertops, crown molding throughout, plantation shutters, wainscot accents, and plank wood ceilings, crafting an atmosphere of timeless elegance. The large chef's kitchen with direct garage access, boasts an oversized island, abundant counter and storage space, a 6-burner stove, double ovens, and premium appliances. The large family room with cozy fireplace connects seamlessly to the kitchen and casual dining area, creating an open and inviting space for daily life and gatherings. The formal dining room, adorned with beautiful leaded glass windows and French doors seamlessly connect to the open backyard oasis, featuring an in-ground spa, a large built-in BBQ with ample counter space, and artificial turf for your enjoyment as well as low maintenance. These features and ideal floorplan offer everyday sophistication and elegance. The formal living area is designed to be the perfect place to spend time with guests while enjoying the



second warm fireplace and taking in the sunset. The downstairs is appointed with an office with built-in cabinetry and a connecting bathroom, and could easily serve as an extra bedroom, home gym, or art studio. Ascend the elegant, curved staircase to discover a large loft and study/tech center in a unique turret design, providing a one-of-a-kind space for creativity and relaxation. Convenient upstairs laundry adds to the practicality of daily living. The primary suite offers an elegant, executive lifestyle, where a large private balcony opens to sweeping panoramic views. The ensuite bathroom boasts a walk-in shower with sweeping views, dual vanities, a large soaking tub, dual walk-in closets, and an ambiance of serenity that combine to make this space a true retreat. Recent improvements include a solar system and PEX plumbing. Talega, offers resort-style living with award winning K-8 school, an 18-hole golf course, four pools, seven parks, 17 miles of trails, events, shopping, and more.

Built in 2005

### **Essential Information**

MLS® #	OC24044292
Price	\$2,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	3,497
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Rick Bright
Listing Office	Realty One Group West

## Community Information

Address	29 Via Soria
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Clubhouse, Sport Court, Golf Course, Maintenance Grounds, Horse Trails, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pickleball, Pool, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	5
Parking	Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved, Storage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved, Storage
View	City Lights, Park/Greenbelt, Golf Course, Hills, Neighborhood, Ocean, Panoramic, Valley, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground, Lap, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Drywall, Glass, Stucco
Exterior Features	Barbecue, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Near Park, Paved, Rectangular Lot, Sprinklers Timer, Sprinkler System, Yard
Windows	Blinds, Custom Covering(s), Double Pane Windows, Drapes, Plantation Shutters, Screens, Stained Glass, Shutters
Roof	Spanish Tile
Construction	Drywall, Glass, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Balcony, Chair Rail, Ceiling Fan(s), Ceramic Counters, Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, In-Law Floorplan, Open Floorplan, Phone System, Stone Counters, Recessed Lighting, Storage, Tile Counters, Two Story Ceilings, Bar, Entrance Foyer
Appliances	SixBurnerStove, Built-In Range, Convection Oven, Double Oven, Dishwasher, Electric Oven, Freezer, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Hot Water Circulator, Microwave, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water Purifier
Heating	Central, Fireplace(s)
Cooling	Central Air, Dual, Electric, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, 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	March 1st, 2024
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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