

# **\$4,750 - 906 Via Presa, San Clemente**

MLS® #OC24200199

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## **\$4,750**

3 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential Lease on 0 Acres

Vilamoura (VMO), San Clemente,

Unobstructed, Panoramic Ocean Views abound from this highly upgraded home. Double doors lead into the spacious living room with soaring 2 story high ceilings and beautiful view of Catalina Island. Rear wall is floor to ceiling glass, slider & dual paned windows w/ remote controlled shades. High end plantations shutters cover all other windows. Living Room features crystal glass fireplace. The house is wired for surround sound. Bright and airy kitchen has stainless steel appliances, granite counters, cabinets w/ slide-out shelves & self closing doors. The kitchen area includes a counter and sitting area with fireplace! Sliding glass doors in the living room and kitchen open to your Ocean Vista backyard & patio equipped with a fountain & grassy areas. Direct access from kitchen to the 2 car garage with epoxy floors & built in storage. Laundry closet with Samsung W/D & powder room. The staircase leads to 3 bedrooms and 2 state-of-the art remodeled baths w/heavy duty glass shower doors, modern hardware & Toto toilets plus a large bathtub in primary bathroom. The primary bedroom has a private ocean view balcony, walk-in closet, + crystal glass fireplace! There is a Community pool & spa. Home is very close to the Elementary School and park offering: Tennis, Basketball & Volleyball courts. Also, Trestles, the Outlets, Downtown, the Pier and Beach are all only minutes away!



Built in 1989

## Essential Information

MLS® #	OC24200199
Price	\$4,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,847
Acres	0.07
Year Built	1989
Type	Residential Lease
Sub-Type	Duplex
Style	Mediterranean
Status	Closed
Listing Agent	Wendy Kersh
Listing Office	Beach Cities Real Estate

## Community Information

Address	906 Via Presa
Area	RS - Rancho San Clemente
Subdivision	Vilamoura (VMO)
City	San Clemente
County	Orange
Zip Code	92672

## Amenities

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Gardener, Association Dues
Parking Spaces	2
Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Garage, Garage Door Opener
View	Catalina, City Lights, Ocean
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Slab

## Interior

Interior	Carpet, Stone
Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Gas Range, Microwave, Self Cleaning Oven, Dryer, Washer, Electric Range, Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	October 20th, 2024
Days on Market	54
Short Sale	N
RE / Bank Owned	N

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