

# \$8,000 - 47 Via Cartama, San Clemente

MLS® #OC24211078

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## \$8,000

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

Catania (CATN), San Clemente,

Alluring, move-in ready Talega home featuring 5 bedrooms & 4 baths. Large open floor plan on a cul de sac lot with golf course views in a gated community. Formal entry radiates to dedicated dining room, & oversized great room with gas fireplace. The Gourmet kitchen offers bright white cabinets, granite counters, & dual islands. Stainless steel appliances, KitchenAid Superba® oven, dishwasher, microwave, and built in refrigerator, 6 burner stove w/ stainless steel hood, & custom pendant light fixtures. Built-in desk area off the kitchen between the laundry room and garage access. Spacious breakfast nook eating area with double French doors to the backyard and views! Step outside to built-in BBQ island with lighting and stone slate countertop w/ bar height seating. Decorative and function gas firepit feature to warm on cool San Clemente nights. Eco friendly and efficient expansive artificial turf grass area. Outdoor low-volt lighting on timer. Covered dining area. Main floor bedroom with access to ¾ bathroom. The dual sided staircase leads to sizeable teen-room, 3 spacious secondary bedrooms and the primary suite all with new designer carpet. Primary suite w/ huge walk-in closet, large balcony, & luxurious bath w/ separate tub and shower enclosure. Ceramic tile floors, designer paint, custom window treatments, ceiling fans, recessed lighting, & digital eco-friendly HVAC thermostat! Clean, light & bright! Main floor dedicated laundry room with both base cabinets and upper cabinets. Direct



access 2 car garage with epoxy painted floor, storage space, and full driveway. Award winning Blue Ribbon Vista Del Mar Elementary and Middle school, Tierra Grande pool/playground/sport fields/sport courts, tennis courts, & parks! Enjoy all of Talega's many amenities from this coveted location. Pets may be considered. Weekly yard service included. This home is ready for immediate occupancy.

Built in 2006

### Essential Information

MLS® #	OC24211078
Price	\$8,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,547
Acres	0.14
Year Built	2006
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Redderson
Listing Office	HomeSmart, Evergreen Realty

### Community Information

Address	47 Via Cartama
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

### Amenities

Amenities	Pickleball
Utilities	Association Dues

Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Gated, Garage Faces Side, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Gated, Garage Faces Side, Side By Side
View	Canyon, Golf Course, Hills, Neighborhood, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Street Level, Yard
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Granite Counters, Multiple Staircases, Recessed Lighting, Bedroom on Main Level, Loft
Appliances	SixBurnerStove, Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# 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	October 10th, 2024
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Days on Market 28

Short Sale N

RE / Bank Owned N

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