

# **\$1,699,000 - 25 Via Garona, San Clemente**

MLS® #OC23035156

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**\$1,699,000**

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

Catania (CATN), San Clemente,

Exceptionally upgraded and completely move-in ready, this luxurious San Clemente home in Talega's gated Catania neighborhood is generous in size and style. Nestled on a corner homesite opposite preserved open space, the two-story residence is characterized by a covered entry porch and mature landscaping. Interior spaces are professionally embellished with wood flooring, handsome millwork, custom paint in a pleasing palette, subtle archways, plantation shutters and custom lighting. Just off the foyer awaits a versatile office with gorgeous window, an elegant staircase, and a formal dining room with wainscoting and a shimmering LED chandelier. Surround sound and a stacked-stone fireplace enrich the family room, and the newly remodeled kitchen proudly displays white Shaker cabinetry, quartz countertops, an island, pantry, nook, spice drawers, butler's pantry, farmhouse sink, a built-in Viking refrigerator, Dacor cooktop and GE Monogram double ovens. Envious style awaits in the first-level primary suite, which opens to the backyard and presents a walk-in closet with custom built-ins, and an upgraded bath with picture-frame mirror, jetted tub and separate shower. A loft with balcony and built-in cabinets is located upstairs and is joined by two bedrooms that share a bath and another ensuite bedroom with large picture window. Approximately 2,941 square feet, the four-bedroom, four-bath residence is powered by an owned solar system and boasts a new



solar-powered louvered patio cover in the backyard that can open and close for sun or shade. Grounds span about 6,229 square feet and a two-car garage is featured. Tierra Grande Park is just around the corner, and Talega's excellent schools, shopping centers and golf courses are close by. A quick drive leads to San Clemente's picturesque beaches and classic pier.

Built in 2004

**Additional Information**

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC23035156
Bedrooms	4
Bathrooms	4
Square Ft	2,941
Lot Size	0.14
Neighborhood	Catania (CATN)
Levels	Two
Garages	2
School District	Capistrano Unified
HOA Dues	\$255
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Doug Echelberger
Provided By:	Pacific Sotheby's Int'l Realty

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