

\$2,998,000 - 18 Via Alcamo, San Clemente

MLS® #OC23051047

\$2,998,000

5 Bedroom, 6.00 Bathroom, 4,850 sqft
Residential on 0 Acres

Alta (ALTA), San Clemente,

Experience the very finest of Talega as this custom-caliber estate-style home in the scenic coastal hills of San Clemente. Positioned near the highest point of Talega in the exclusive Alta enclave, the beautifully upgraded residence offers panoramic ocean, valley, hill and city-light views from indoor and outdoor living areas. Approximately 9,610 sqft, the home's oversized lot is located on a coveted single-loaded cul-de-sac street and features a gated entry courtyard with a majestic shade tree, a private side courtyard, and BBQ and a tranquil backyard with a Pebble Tec pool and spa. Custom hardscaping, stone decking and bubbling fountains lend a serene vibe that is appreciated when relaxing and entertaining. A rotunda foyer welcomes all into a light-filled residence of approximately 4,850 sqft that hosts a living room with fireplace, and a formal dining room with built-in buffet and French doors that open to both courtyards. Warmed by a fireplace, the great room flows to a gourmet kitchen that presents a large island with bar seating, handsome wood cabinetry, a breakfast nook with loggia access, a full tile backsplash, and high-end stainless-steel appliances from Thermador, including double ovens, a six-burner range with griddle, and a built-in refrigerator. Five ensuite bedrooms and 5.5 baths include a main-level primary suite with dual walk-in closets, a retreat with built-in desks, separate vanities, a soaking tub and a sumptuous shower. A versatile game/bonus



room opens to a sunny view deck and boasts a secondary kitchen and built-in entertainment center, making it ideal for memorable movie nights with friends and neighbors. Attention is lavished on every detail throughout the home, including custom built-ins, Venetian plaster accent walls, brick accent walls, custom window treatments, surround sound, 12" base molding, custom closets in all bedrooms, custom lighting fixtures, and slate, wood and Berber flooring. Two tankless water heaters maximize efficiency, a whole-house water filtration system is included, and the two-car garage features built-in cabinetry and epoxy flooring. Master-planned Talega is renowned for its abundance of community advantages, including miles of hiking trails, a broad spectrum of shopping and entertainment centers, a championship golf course, swimming and sports parks, and award-winning schools. San Clemente's pier and beaches are mere moments away.

Built in 2009

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC23051047
Bedrooms	5
Bathrooms	6
Square Ft	4,850
Lot Size	0.22
Neighborhood	Alta (ALTA)
Levels	Two
Garages	4
School District	Capistrano Unified
HOA Dues	\$255
HOA Dues Freq.	Monthly

Listing Details

Listing Agent Doug Echelberger
Provided By: Inhabit Real Estate

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