

\$2,499,000 - 73 Via Regalo, San Clemente

MLS® #OC23069463

\$2,499,000

5 Bedroom, 5.00 Bathroom, 3,703 sqft
Residential on 0 Acres

Stella Mare (STLM), San Clemente,

A STUNNING, HIGHLY UPGRADED POOL HOME IN TALEGAS SOUGHT AFTER STELLA MARE TRACT. This 3703 square foot home features five bedrooms (One en-suite downstairs bedroom with direct access to the resort like backyard) and four and a half baths with a downstairs office/living room perfect for the work from home environment. Upon entering through the Dutch door you are greeted with imported French Oak flooring that spans most of the downstairs. This desired floor plan presents an open concept family room, dining area & kitchen. Featuring tons of natural light (owners added 3 windows) the kitchen presents a massive Italian quartzite island, bar seating for six, Schuler cabinetry and stainless steel Kitchen Aid appliances. The downstairs is completed with a formal dining room that flows directly out to the large side yard with a fireplace, sitting area and raised herb garden. Upstairs you are greeted with the luxurious master suite that spans into the spa like master bath offering dual vanities, granite countertops, a soaking tub and an oversized shower with gorgeous Arto tiling. A RARE OVERSIZED LOFT SITUATED AS A MOVIE THEATER (with kitchenette and new Sony movie projector), an en-suite bedroom, two additional bedrooms, a full bathroom and laundry room complete the spacious upstairs. THE "RESORT STYLE" BACKYARD OFFERS A REMODELED POOL & SPA (Allen Smith Pools), A GIANT CABANA WITH OUTDOOR KITCHEN & NEW GRILL, OUTDOOR



SHOWER, 50 LANDSCAPE LIGHTS AND A WIDE ARRAY OF FRUIT TREES. (Lemon, lime, pomegranate, kumquat, tangerine, orange, grapefruit, guava & avocado.) Additional home & yard upgrades include new plumbing & light fixtures, exterior & interior paint, Arto tile flooring in all baths, whole house water softener, reverse osmosis & insta hot Culligan, new water heater, new HVAC systems, re-pipe, Epoxy & storage in the 3 car garage, Tesla solar and a Rivian brand EV charger. DON'T MISS THIS OPPORTUNITY TO OWN THIS STUNNING PROPERTY!!! Talega amenities include pools, parks, sport courts, biking and hiking trails.

Built in 2005

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC23069463
Bedrooms	5
Bathrooms	5
Square Ft	3,703
Lot Size	0.19
Neighborhood	Stella Mare (STLM)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$235
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Rob Weiss
Provided By:	Coldwell Banker Realty

Based on information from California Regional Multiple Listing Service, Inc. as of April 27th, 2024 at 7:25am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should

investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.