

# **\$1,379,000 - 1213 Via Visalia, San Clemente**

MLS® #OC23074687

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## **\$1,379,000**

4 Bedroom, 3.00 Bathroom, 2,764 sqft  
Residential on 0 Acres

Brisa Del Mar (BDM), San Clemente,

B.O.M BEAUTIFUL HOME WITH OCEAN VIEWS IN THE DESIRABLE BRISA DEL MAR TRACT IN SAN CLEMENTE. GORGEOUS TRAVERTINE FLOORING GREATS YOU AT THE ENTRANCE LEADING TO THE KITCHEN AND INSIDE LAUNDRY AREA. GORGEOUS KITCHEN IS FINISHED IN DARK GRANITE, BLACK APPLIANCES, AND TRAVERTINE FLOORS, ALONG WITH A GORMET 6 BURNER STOVE. THE DOWNSTAIRS BEDROOM IS VERY PRIVATE AND IS AN EXCELLANT FOR AN OFFICE OR FOR GUEST. THE MASTER BEDROOM FEATURES OCEAN VIEWS, AND OPEN AREA BATHROOM FEATURING TRAVERTINE DOUBLE SINKS, DUAL CLOSETS, OVAL BATH TUB AND ENCLOSED SHOWER. 2 MORE LARGE ROOMS COMPLETE THE UPSTAIRS, WITH MIRRORED WARDROBES AND ONE HAS ITS OWN OUTSIDE PRIVATE BALCONY! OUTSIDE ENTERTAINING IS FABULOUS WITH BUILT IN BBQ AND GLASS WINDGARDS, ALONG WITH MANY TREES GIVING IN INTIMATE FEEL WHILE ENJOYING THE GENTLE BREEZE AND OCEAN VIEWS. BRISA DEL MAR OFFERS 2 BEAUTIFUL OCEAN VIEWING PARKS ALONG WITH A INCREDIBLE OCEAN VIEW COMMUNITY POOL. JUST MINUTES TO SHOPS AND FREEWAYS, CLOSE TO SCHOOLS, PARKS AND ACCESS TO MILES OF BEAUTIFUL TRAILS ALONG THE FAMED RIDGELINE TRAIL!YOUR BEACHLIFE



STARTS HERE IN BEAUTIFUL SAN  
CLEMENTE!! PROPERTY TO BE SOLD "AS  
IS" WITH NO TERMITE WORK OR  
GENERAL REPAIRS.

Built in 1990

**Additional Information**

City	San Clemente
County	Orange
Zip	92672
MLS® #	OC23074687
Bedrooms	4
Bathrooms	3
Square Ft	2,764
Lot Size	0.11
Neighborhood	Brisa Del Mar (BDM)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$226
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Jeffry Lacarre
Provided By:	LaCarre Realty

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