

\$1,595,000 - 1635 Via Tulipan, San Clemente

MLS® #OC23086763

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,307 sqft
Residential on 0 Acres

Flora Vista (FV), San Clemente,

True pride of ownership in every way, this immaculate home in the desirable Flora Vista enclave of Forster Ranch is an absolute must see! Upon arrival, immaculate landscaping garnished by mature queen palms and low-maintenance turf draws you to a quaint entry stoop. Inside, lofty two-story ceilings create a grand entry and very comfortable formal living room. Rich handscraped hardwood flooring unites the downstairs living spaces. The dining room wall was opened to create an open-concept great room adjoining a stunning kitchen with all new cabinetry, appliances, and centered island with bar seating. Exotic granite countertops and large picture windows add to the gorgeous kitchen. Stunning built-in features including a sideboard and a built-in bench for extra storage adds to the utility of the dining room. 9'™ ceiling plates with crown moldings span the great room opening to the generous family room warmed by a granite-framed fireplace and custom mantle. New vinyl windows with high-end plantation shutters and custom window treatments are throughout. A recently remodeled guest powder bathroom and spacious laundry room lead to a tidy side-by-side 3-car garage with ample cabinetry. The plush carpeted staircase leads to four bedrooms on the upper level. Three guest bedrooms (one with built-in office / Murphy bed) share the nicely updated central bathroom with tub/shower, dual sinks, travertine flooring/wainscoting, and granite



counters. The primary suite features a vaulted ceiling plate, major space for furnishings, a completely remodeled bathroom and a walk-in mirrored closet. In the backyard, seamless indoor/outdoor living has been created with nearly 400 sq. ft. of covered patio (partially constructed of low maintenance vinyl) for those warm summer days and nights. Two ceiling fans, recessed lighting, and high-end sand-set pavers complete this awesome covered hang out zone. Staycation at palapa bar and grill on the in-line gas BBQ after soaking in the hot tub. Truly a little slice of paradise with a great entertainer's yard! And No Mello-roos! Located in one of San Clemente's most desired neighborhoods close to major green belts and walking paths, hiking at nearby trails, parks, great local restaurants, acclaimed schools, world-class surfing at Trestles, Dana Point Harbor, shopping at Trader Joe's/Sprouts, and nearby access to great beaches! Truly a stunning and well-appointed home extremely rare to find at this level of quality and craftsmanship.

Built in 1995

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC23086763
Bedrooms	4
Bathrooms	3
Square Ft	2,307
Lot Size	0.16
Neighborhood	Flora Vista (FV)
Levels	Two
Garages	3
School District	Capistrano Unified

HOA Dues	\$171
HOA Dues Freq.	Quarterly

Listing Details

Listing Agent	Christian Wach
Provided By:	Pacific Sotheby's Int'l Realty

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