

\$1,395,000 - 22 Calle Camaron, San Clemente

MLS® #OC23091181

\$1,395,000

5 Bedroom, 3.00 Bathroom, 2,546 sqft
Residential on 0 Acres

Seaside (SEAS), San Clemente,

Hidden away in one of Talega's™ best neighborhoods, this "Seaside Community" home offers serious value! Upon arrival, a charming eastern-seaboard elevation with stacked stone, horizontal siding, lush landscaping, and craftsmanship details create a stunning first impression. A quaint entry stoop makes for the perfect place to lounge and a welcoming area to hang out. Inside, rich handscraped wood floors unite the formal living room and dining room all under two story ceilings with a mezzanine above - the ideal spot for kids play area, homework station, peloton, or office. In the rear of the home, a remodeled kitchen shares space with the family room. Recently remodeled, the kitchen offers new counter tops, backsplash, bright white lacquered shaker cabinetry, a centered island with bar seating and sink, new white Samsung appliances, and 8'™ slider doors and windows for ample natural light. In the family room, a gas fireplace warms the space and a large media center hosts a massive TV with overhead surround sound and storage niches. A downstairs suite just off the great room makes for a great guest quarters or office (just one of the five bedrooms). Up the custom staircase, the four additional bedrooms including a massive primary suite make for a very attractive and versatile floor plan. Three bedrooms share a guest bathroom, and the primary suite features a newly-remodeled bathroom with new counter tops, dual sinks, fixtures, shiplap, LVP flooring,



walk-in shower, and giant closet. In the backyard, a large paver patio makes the perfect place for outdoor entertaining with overhead pergola and auxiliary yard with veggie planters on drip lines for farm to table produce. Other upgrades include: fully paid-off solar (13 panels), a full PEX re-pipe, whole-house water filter/softener, central heat and A/C, updated kitchen and primary bathroom, new paint throughout, shutters, LED lighting, a dedicated laundry room downstairs with dual access to a 3-car tandem garage, custom stairway, pattern-tiled fireplace, and new ceiling fans. Located near a greenbelt, Talega parks and pools, shopping, the public Talega Golf Club, and highly-rated school: Vista Del Mar K-8. A quick drive to great beaches, the SC Pier, 2.5 mile beach trail, world-class surfing at Trestles, new restaurants & shopping on Avenida Del Mar, and all the great amenities Talega has to offer: trails, pools, parks, convenient shopping. A neighborhood rarely on the market, this home is sure to impress!

Built in 2000

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC23091181
Bedrooms	5
Bathrooms	3
Square Ft	2,546
Lot Size	0.10
Neighborhood	Seaside (SEAS)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$235

HOA Dues Freq. Monthly

Listing Details

Listing Agent Christian Wach

Provided By: Pacific Sotheby's Int'l Realty

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