

\$1,690,000 - 37 Via Regalo, San Clemente

MLS® #OC24029355

\$1,690,000

4 Bedroom, 3.00 Bathroom, 2,987 sqft
Residential on 0 Acres

Portomarin (PORM), San Clemente,

Nestled on a sought-after street in the esteemed Portomarin tract within Talega, this exquisite 4-bedroom plus loft, 3-full bath home epitomizes comfort, style, and functionality. Boasting a coveted floor plan within approximately 3000 sq ft of living, with a main floor bedroom and full bathroom, providing flexibility and convenience for multi-generational living or guests. The interior courtyard enhances the living experience, allowing an abundance of natural light to illuminate the home and creating a serene atmosphere that extends the living space. Enjoy the ambiance of a dual-sided see-through gas fireplace in the formal dining room and kitchen eating area, adding character and warmth to both spaces. The gourmet kitchen features granite countertops, a large center island, a double oven, 5-burner cooktop, dinette area and walk-in pantry. Upstairs, the exquisite master bedroom retreat awaits, complete with a spacious en-suite bathroom featuring a soaking tub, dual vanities, a separate shower stall, and a large walk-in closet. Two secondary bedrooms upstairs share a bright and delightful bathroom, while a bonus room loft provides additional living space for relaxation, entertainment, a home office or it can be easily converted to a 5th bedroom. You will also enjoy the convenience of a large, upstairs laundry room with plenty cabinets and included washer and dryer, as well as an attached 3-car garage with direct access into the home. The



backyard offers a perfect retreat with a grassy area, mature landscaping, a patio overhang, and a firepit, ideal for outdoor gatherings or quiet evenings. Residents of Talega enjoy access to a host of amenities, including the award-winning Vista Del Mar K-8 school, championship golf course, multiple pools, clubhouse, parks, hiking trails, tennis and pickleball courts, sports parks, events for all ages, and the Talega Village Center with shops and restaurants.

Built in 2006

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC24029355
Bedrooms	4
Bathrooms	3
Square Ft	2,987
Lot Size	0.14
Neighborhood	Portomarin (PORM)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$255
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Laura Ginn
Provided By:	Berkshire Hathaway HomeService

Based on information from California Regional Multiple Listing Service, Inc. as of June 2nd, 2024 at 11:55am 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.