

# \$2,600,000 - 73 Via Regalo, San Clemente

MLS® #OC24030791

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## \$2,600,000

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

Stella Mare (STLM), San Clemente,

Impeccably upgraded resort style pool home in the Stella Mare tract of Talega. 3703 square feet of jaw dropping upgrades you wont want to miss. Five bedrooms (One en-suite downstairs bedroom with French doors that open to the resort like backyard) and four and a half baths with a downstairs office/living room with fireplace, 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 desirable floor plan presents an open concept family room, dining area & kitchen. The kitchen features lots of natural light and impresses with a massive Italian quartzite island, bar seating for six, Schuler cabinetry, designer Arto backsplash, island light pendants and stainless steel Kitchen Aid appliances. The downstairs formal dining room has French Doors that open directly out to the large side yard with a fireplace, sitting area and raised herb garden. Upstairs you are greeted with a movie theater style loft with kitchenette and automated roll down/up movie screen. The luxurious Primary suite has serene tree top views, two separate walk-in closets, Plantation Shutters, beautiful crown molding and an expansive spa like primary bath offering dual vanities, granite countertops, a soaking tub and an oversized walk-in shower with gorgeous Arto tiling. 3 secondary bedrooms, one with ensuite bathroom, a full bathroom and laundry room with plenty of storage, completes the upstairs.



A private Oasis awaits with tropical plants & fruit trees (lemon, lime, pomegranate, kumquat, tangerine, orange, grapefruit, guava & avocado) an Allen Smith pool and jacuzzi, raised, gracious cabana with outdoor kitchen/grill, outdoor shower to rinse off after those beach days and an expansive light system. Home & yard upgrades include plumbing & light fixtures, exterior & interior paint, Plantation Shutters, Arto tile flooring in all baths, whole house water softener, reverse osmosis & insta hot Culligan, new water heater, new HVAC systems, RE-PIPE, epoxy floors & storage in the 3 car garage with Tesla solar. Talega amenities include pools, parks, sport courts, biking and hiking trails and a short distance to Red Barn Park!

Built in 2005

### **Additional Information**

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC24030791
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	Amy Sims
Provided By:	Coldwell Banker Realty

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