

\$1,595,000 - 54 Calle Maravilla, San Clemente

MLS® #OC24049223

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,428 sqft
Residential on 0 Acres

Mandalay (MAND), San Clemente,

Major pride of ownership behind the gates of the sought-after Mandalay neighborhood in Rancho San Clemente, this highly-upgraded home is positioned in one of the most desirable & private locations within the community. Upon arrival, green rolling hills beyond contrast a newly-painted, crispy-white exterior. Inside, a beautiful formal living room with two-story ceilings, a built-in book case & wood flooring welcomes you in. Flooded with natural light, large picture windows frame the serene natural hillside beyond. A large formal dining room leads to the open great room adjoining kitchen, informal dining, & family room all centered by gas fireplace & finished in clean marble-like tile flooring. In the kitchen, recent improvements include newly-lacquered cabinetry, an expanded island, & a brand new dishwasher. Down the hallway, direct garage access & a downstairs bedroom shares the 3/4 guest bathroom. Up the newly-carpeted stairs leads to three more bedrooms with vinyl plank flooring, two bathrooms & laundry room with tile flooring. Two guest bedrooms share a Jack & Jill bathroom. In the primary, views of the natural slope behind draw you in with complete privacy & clear blue skies. A large suite includes a spa-like bathroom, privacy toilet, walk-in closet, dual sinks, soaking tub, & walk-in shower. The light-filled white & bright interior living offers an elegant, upgraded, & uplifting feel. Other values: high ceilings, A/C, custom window treatments, newer interior paint & flooring. Outside, a huge backyard



offers low maintenance living with synthetic turf, covered lounging patio, private entry dining patio, vinyl perimeter fencing, no rear neighbors all with mature landscaping & ample room for customization (pool/spa, putting green, fire pit, etc.) The way the home sits with the neighboring properties provides for eminent privacy, rare to find. Located within a gated community (low HOA) near ample shopping & amazing hiking trails, this home balances convenience with quality outdoor living. All this within a 10-minute drive to world-class surfing at Trestles, the 2.5 mile beach trail, an awesome downtown scene with popular cafes, new restaurants / fine dining, shopping, & entertainment including local events on Avenida Del Mar, summer beach concerts, & seaside dining over the ocean at the classic Fishermanâ€™s at San Clemente Pier. An original-owner property for a reason, this has been a fantastic place to call home!

Built in 1998

Additional Information

City	San Clemente
County	Orange
Zip	92673
MLS® #	OC24049223
Bedrooms	4
Bathrooms	3
Square Ft	2,428
Lot Size	0.15
Neighborhood	Mandalay (MAND)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$275
HOA Dues Freq.	Monthly

Listing Details

Listing Agent Christian Wach
Provided By: Talavera Real Estate

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