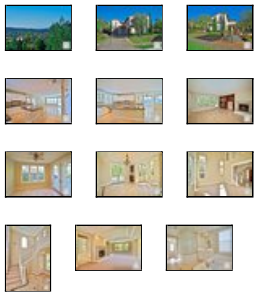
6607 Colina Puesta, San Clemente, CA 92673 (MLS # S641855)





$1,050,000
4,110 sq ft, 5 beds
4 full, 1 part baths
Lot size: 12,812 sq ft
Year Built: 2001

Garage Spaces: 3.0
Tract: Sana
Community: Forster Ranch
County: Orange
Total Parking: 3
Last Updated: 12/20/2010

This Luxurious Home Features 5 Spacious Bedrooms, A Main Floor Office & A Breakfast Room Off The Large Kitchen! The Home Is On A Cul De Sac Location With A Private Corner Lot! Formal Living Room With Soaring Ceilings, Formal Dining Room With Custom Built Ins & French Doors Overlooking The Rear Grounds! Gourmet Kitchen W/ An Oversized Island Open To The Family Room! Elegant Master Suite W/ Retreat Area,A Romantic Fireplace and An Enormous Walk In Closet! Three Car Garage With A Single Split (Which Is Highly Desireable)! Professionally Designed Hardscaped W/ Built In BBQ Area, Private 'Pool Sized' Lot With Large Grassy Area & Softscape! Fresh Warm Tone Paint, Brand New Designer Carpet.....Just Bring Your Suitcase & Enjoy! Forster Highlands Aemnities Include: Assocation Clubhouse,Pools, Jacuzzi's, & Tot Lot! The Development Is Surrounded By Rolling Hills, Greenbelts, Open Space and Walking/Biking Trails! Walk to Award Winning Elementary & Jr. High Schools, Tennis Courts and Parks!

Property Details

Building Size: 4110
Bath Full: 4
Bath One Quarter: 0
HOAFee1: 194.0
Builders Tract Code: SANA
Garage Spaces Total: 3
Cross Streets: Camino Del Rio-Calle Cima

CARETS Listing Status: Back Up Offer
Bath Half: 1
Bath Three Quarter: 0
HOAFee2: 0.0
Builders Tract Name: San Angelo
Will Consider Lease YN: N
Builders Model Code: 2
Tax Parcel Number: 67810225

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License #: 01246968
Office: 949-388-3396
Info@eVantageRE.com
www.eVantageRE.com



(position on map may not be exact)

Additional Features

Appliances / Dishwasher, Garbage Disposal

Association Amenities / Club House

Bathroom Features / Double Vanity(s), Dual Entry (Jack & Jill) Bath, Glass/Acrylic Block (N), Tub - Soaking (N)

Bedroom Features / Main Floor Bedroom, Master Bedroom Balcony (N), Master Retreat, Master Suite, WalkInCloset

Building Structure Style / Spanish

Buyer Financing / Conventional

Common Walls / Detached/No Common Walls

Cooking Appliances / 6 Burner Cooktop (N), Built-In Gas, Double Oven, Microwave

Cooling Type / Central A/C

Disability Access / None (N)

Doors / Six Panel Doors (N)

Eating Areas / Area (N), Breakfast Counter / Bar, Breakfast Nook, Family Kitchen, Formal Dining Rm, Kitchen Island

Entry Location / Foyer (N), Ground Level w/steps

Exterior Construction / Stucco, Wood

Fence / Block Wall, Wrought Iron

Fire Place Fuel / Gas & Wood

Fireplace Rooms / Family Room, Master Bedroom

Floor Material / Carpet, Travertine

Garage Spaces Total / 3

Heating Type / Forced Air

Interior Features / Cathedral-Vaulted Ceilings

Kitchen Features / Gourmet Kitchen (N), Granite Counters (N), Island, Open to Family Room

Land Lease Type / Fee

Laundry Locations / Laundry on Upper Level

Legal Disclosures / CC and R, Seller/Owner/Principal RE Licensed

Listing Terms / Cash To New Loan

ListingAgreement / Exclusive Right To Sell/Lease

Lot Description / Yard	Lot Location / Corner Lot, Cul-De-Sac, Greenbelt
Lot Size Source / Public Records	Other Association Fees / Pool/Spa (N)
Other Structural Features / Partial Copper Plumbing	Parking Features / Direct Garage Access, Driveway
Parking Type / Garage Is Attached, Oversized	Patio Features / Concrete Slab
Possession / CloseOfEscrow	Pool Descriptions / Association Pool
Rooms / Den/Ofc, Jack And Jill Room, LivingRoom	Roofing / Concrete Tile
Sewer / Connected & Paid, In	Security Safety / Fire Sprinklers
Spa Descriptions / Association Spa	ServiceLevel / Full Service
Stories / Two Level	Sold Terms / Standard Sale
TVServices / Cable TV	Square Footage Source / Public Records
Water / District/Public (N)	Tax Mello Roos / No
Year Built Source / Assessor	View / Any View, Canyon View, City View, Hills View, Ocean View, Park Or Green Belt View
	Windows / Double Pane Windows, Window Shutters

Listing provided courtesy of Listing provided courtesy of Sandra Marquez, Altera Real Estate
Date printed: 12/30/2010