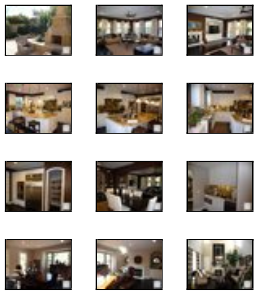
25 Via Nerisa, San Clemente, CA 92673 (MLS # S642583)





$1,200,000
4,206 sq ft, 4 beds
4 full, 1 part baths
Lot size: 10,222 sq ft
Year Built: 2007

Garage Spaces: 3.0
Tract: Rave
Community: Talega
County: Orange
Total Parking: 3
Last Updated: 12/28/2010

This beautiful turnkey home offers 4206 spacious square feet & located on a huge 10,222 square foot lot complete with your own putting green and surrounded by beautiful landscaped grounds. The private court yard offers an outdoor fireplace & water feature. Offering soaring ceilings & hardwood floors throughout. Main floor den/office complete with built-in desk, cabinet & shelving with access to courtyard. The formal living room complete with fireplace & soaring ceilings. The formal dining room has built in cabinetry, gas fireplace & access to back yard. Huge gourmet kitchen with center island with prep sink, granite counter tops, white cabinetry, stainless steel Kitchen Aid appliances which include built-in refrigerator, 8 burner gas stove top, walk-in pantry, family eating area, Butler s pantry complete with built-in wine refrigerator & warming drawer. The family room offers built-in entertainment center, fireplace, surround sound, recessed lighting & ceiling fan.

Property Details

Building Size: 4206
Number Of Remote Controls: 2
Bath Half: 1
Bath Three Quarter: 0
HOAFee2: 0.0
Builders Name: John Laing
Builders Tract Name: Ravenna
Will Consider Lease YN: N

Builders Model Code: 2

CARETS Listing Status: Active
Bath Full: 4
Bath One Quarter: 0
HOAFee1: 174.0
Builders Model Name: Residence 2
Builders Tract Code: RAVE
Garage Spaces Total: 3
Cross Streets: Avenida Talega/Camino Viento Fuerte
Tax Parcel Number: 70812429

Additional Features

Appliances / Dishwasher, Garbage Disposal, Refrigerator
Bathroom Features / Double Vanity(s), Tub - Soaking (N)
Building Structure Style / Spanish
Cooking Appliances / Cooktop - Gas, Double Oven, Microwave, Warmer Oven Drawer
Doors / French Doors
Entry Location / Foyer (N), Ground Level w/steps
Fire Place Fuel / Gas Starter
Fireplace Rooms / Dining, Family Room, Living Room, Master Bedroom, Patio
Garage Spaces Total / 3
HOAFee Frequency1 / Monthly
Kitchen Features / Gourmet Kitchen (N), Granite Counters (N), Island

Association Amenities / Barbecue, Club House
Bedroom Features / All Bedrooms Up, Main Floor Bedroom, Master Bedroom Balcony (N), Master Suite, WalkInCloset
Common Walls / Detached/No Common Walls
Cooling Type / Ceiling Fan(s), Central A/C
Disability Access / None (N)
Eating Areas / Breakfast Counter / Bar, Breakfast Nook, Formal Dining Rm
Exterior Construction / Stucco
Fence / Block Wall, Wrought Iron
Fireplace Features / Gas Log Fireplace (N)
Floor Material / Carpet - Partial (N), Hardwood
Heating Type / Forced Air
Interior Features / Built-In Bookcases (N), Cathedral-Vaulted Ceilings, Drapery Rods (N), Living Room Entry (N), Recessed Lighting
Land Lease Type / Fee
Laundry Locations / Inside, Laundry on Bedroom Level (N)

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(position on map may not be exact)

Legal Disclosures / CC and R, Homeowners Association	Listing Terms / Cash, Cash To New Loan
	ListingAgreement / Exclusive Right To Sell/Lease
Lot Description / Sidewalks	Lot Size Source / Public Records
Other Structural Features / Balcony	Parking Features / Direct Garage Access, Driveway, Driveway - Concrete, Garage Door Opener
Parking Type / Garage Is Attached	Patio Features / Concrete Slab
Pool Descriptions / Association Pool	Roofing / Concrete Tile
Rooms / Butler`s Pantry (N), Den/Ofc, FamilyRoom, Formal Entry, LivingRoom, Walk in Pantry	Security Safety / Fire Sprinklers
	ServiceLevel / Full Service
	Sewer / Sewer Bonds
Spa Descriptions / Association Spa	Sprinklers / Front, Rear, Side
Square Footage Source / Builder	Stories / Two Level
Tax Mello Roos / Yes	View / No View
Water / District/Public (N)	Windows / Custom Window Covering, Double Pane Windows, Plantation Shutters, Window Shutters
Year Built Source / Estimated	

Listing provided courtesy of Listing provided courtesy of Jeff Stearman, Keller Williams OCC Realty
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