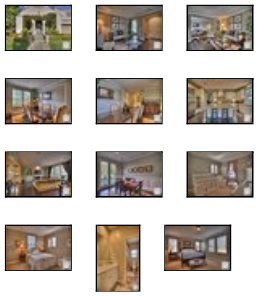
18 Via Abajar, San Clemente, CA 92673 (MLS # U10005324)





$675,000
2,892 sq ft, 4 beds
2 full, 2 part baths
Lot size: 6,230 sq ft
Year Built: 2004

Garage Spaces: 3.0
Tract: Sanl
Community: Talega
County: Orange
Total Parking: 3
Last Updated: 12/21/2010

DONT MISS THIS OUTSTANDING VALUE! 4 BEDROOMS + OFFICE/LOFT, 3.5 BATHS, 3 CAR GARAGE. BEAUTIFULLY UPGRADED & CUSTOMIZED THROUGHOUT WITH RICH, DARK HARDWOOD FLOORING, CROWN MOLDING, PLANTATION SHUTTERS, RECESSED LIGHTING, FRENCH DOORS, CUSTOM BUILT-INS, BUILT-IN SPEAKERS & MORE. GOURMET KITCHEN WITH GRANITE COUNTERTOPS, STAINLESS STEEL KITCHEN-AID APPLIANCES, LARGE CENTER ISLAND & WALK-IN PANTRY. LIVING ROOM & FAMILY ROOM BOAST COZY FIREPLACES. FORMAL DINING ROOM & EATING AREA OFF KITCHEN. MASTER SUITE IS LUXURIOUSLY APPOINTED WITH DUAL WALK-IN CLOSETS, DUAL SINKS, LARGE ROMAN TUB, SEPARATE SHOWER & TRAVERTINE FLOORING. MAIN FLOOR BEDROOM & BATH. COMMUNITY AMENITIES INCLUDE POOL, SPA, TENNIS, BASKETBALL, TOT LOTS & PARKS.

Property Details

Building Size: 2892
Bath Full: 2
Bath One Quarter: 0
HOAFee1: 174.0
Exclusions: FLAT SCREEN TV'S. MELLO ROOS APPROX. $5276/YEAR
Builders Tract Name: San Lucar
Garage Spaces Total: 3
Cross Streets: AVENIDA FRESAS
Tax Parcel Number: 70139242

CARETS Listing Status: Back Up Offer
Bath Half: 1
Bath Three Quarter: 1
HOAFee2: 0.0
Builders Name: BROOKFIELD
Builders Tract Code: SANL
Zoning: R1
Will Consider Lease YN: N
Builders Model Code: 3

Additional Features

Appliances / Dishwasher, Freezer, Garbage Disposal, Refrigerator
Building Structure Style / French Country (N)
Cooking Appliances / Built-In Gas, Microwave
Doors / French Doors
Entry Location / Ground Level w/steps
Fence / Block Wall
Fireplace Rooms / Family Room, Living Room
Garage Spaces Total / 3
HOAFee Frequency1 / Monthly
Kitchen Features / Gourmet Kitchen (N), Granite Counters (N), Island, Open to Family Room
Legal Disclosures / CC and R, Homeowners Association, Short Pay Subject to Lender
Lot Size Source / Public Records
Parking Type / Garage - Front Entry

Bedroom Features / Main Floor Bedroom, Master Suite, WalkInCloset
Buyer Financing / Conventional
Common Walls / Detached/No Common Walls
Cooling Type / Central A/C
Disability Access / None (N)
Eating Areas / Area (N), Breakfast Counter / Bar, Family Kitchen, Formal Dining Rm
Exterior Construction / Stucco
Fire Place Fuel / Gas Starter
Floor Material / Carpet - Partial (N), Hardwood - Partial (N), Travertine
Heating Type / Forced Air
Interior Features / Crown Moldings, Recessed Lighting
Land Lease Type / Fee
Laundry Locations / Individual Room, Inside
Listing Terms / Cash, Cash To New Loan
ListingAgreement / Exclusive Right To Sell/Lease
Parking Features / Direct Garage Access, Garage Door Opener
Patio Features / Other - See Remarks,

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(position on map may not be exact)

(N), Garage Is Attached, Tandem	Porch - Front
Possession / Negotiable	Roofing / Concrete Tile
Rooms / Den/Ofc, LivingRoom, Separate	ServiceLevel / Full Service
Family Room, Walk in Pantry	Sewer / Connected & Paid, In
Sold Terms / Short Payoff	Spa Descriptions / Association Spa
Sprinklers / Sprinkler Timer	Square Footage Source / Builder
Stories / Two Level	Tax Mello Roos / Yes
View / No View	Water / District/Public (N)
Windows / Double Pane Windows, Window Shutters	Year Built Source / Builder

Listing provided courtesy of Listing provided courtesy of Heather Saito, Coldwell Banker Previews International
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