# Residential For Sale

4,836 Sqft - 3813 Via Manzana, San Clemente, California, 92673









### Basic Details

Status:	Active	
Listing Type:	For Sale	
Property Type:	Residential	
Property SubType:	Single Family Residence	
Price:	\$2,995,000	
Price Per Square Foot:	\$619	
Square Footage:	4,836 Sqft	
Lot Area:	0.23 Sqft	
Year Built:	1998	
View:	Mountain(s)	
Bedrooms:	4	
Bathrooms:	5	
Bathrooms (Full):	4	
Bathrooms (1/2):	1	
Country:	US	
State:	California	
County:	Orange	
City:	San Clemente	
Zipcode:	92673	

### Features

√ Vie	w:	City Lights, Ocean, Panoramic, Hills, Trees/woods, Coastline, Water, Pool
Associati	on:	0
Senior Commun	ity:	0
√ Con	nmon Walls:	No Common Walls
Stories:		2
	nmunity atures:	Street Lights, Curbs
√ Poo	ol:	Heated, In ground, Private
Attached :	Garage	1
√ Par	king:	3.00
√ Par	king:	Driveway, Direct Garage Access, Garage - Three Door
Spa:		1
√ Fir	eplace:	Gas, Living room
√ Lot	Features:	Back Yard, Front Yard, Sprinkler System, Sprinklers In Rear, Sprinklers In Front

Listing ID: **OC25198593** 

$\sqrt{}$	Fence:	Stucco wall, Wrought iron, Excellent condition, Electric, Security, Block
$\checkmark$	Security:	Carbon monoxide detector(s), Smoke Detector(s), Fire Sprinkler System
$\sqrt{}$	Patio:	Patio Open, Concrete, Cabana
$\sqrt{}$	Electric:	220 Volts In Laundry
$\sqrt{}$	Inclusions:	Bbq, Smoker & Refrigerator In Cabana
Entry	Level:	1
$\sqrt{}$	Laundry:	Individual Room, Inside, Washer Hookup, Dryer Included, Washer Included
√	Room Type:	Family Room, Living Room, Office, Walk-in Closet, Kitchen, Laundry, Walk-in Pantry, Main Floor Bedroom, Entry, Bonus Room, Library, Guest/maid's Quarters, Primary Suite, Primary Bedroom
$\sqrt{}$	Roofing:	Spanish tile
$\sqrt{}$	Flooring:	Stone, Wood, Carpet
$\sqrt{}$	Window Features:	Double Pane Windows, Screens, Blinds, Custom Covering, Drapes
$\sqrt{}$	Entry Location	
$\sqrt{}$	Spa Construction:	Heated, In Ground, Private
$\sqrt{}$	Exterior Features:	Lighting, Rain Gutters
$\checkmark$	Interior Features:	Crown Molding, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, In-law Floorplan, Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Copper Plumbing Full, Storage, Bar, Unfurnished,

Sunken Living Room 2 Main Level Bathrooms: 1 Main Level Bedrooms: Heating System: Central Cooling System: Dual, Central Air Utilities: Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected Water Source: Public Sewer: **Public Sewer** Appliances: Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Self Cleaning Oven, Electric Cooktop Accessibility **Customized Wheelchair** Features: Accessible, Grab Bars In Bathroom(s), 32 Inch Or More Wide Doors, 36

Inch Or More Wide Halls, Ramp - Main Level

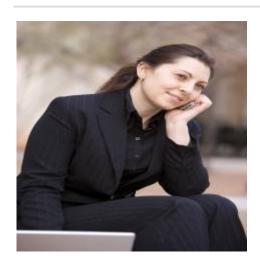
#### MLS Addon

Parcel Number:		67506208	
Lot Size Square Feet:		9,800	
√ TaxA	Exclusions:	In Laws Quarter- Tv Cabinet & Tv, Cabinetry In Living Room (2), Dining Room, Family Room, Bonus Room	
√	RoomKitchenFeatu res:	Granite Counters, Self- closing Cabinet Doors, Kitchen Open To Family Room, Walk-in Pantry	
$\sqrt{}$	RoomBathroomFeat ures:	Shower, Bathtub, Separate Tub And Shower, Soaking Tub,	

Walk-in Shower, Exhaust Fan(s), Granite Counters, Shower In Tub, Vanity Area, Main Floor Full Bath, Double Sinks In Primary Bath

Garage Spaces:	3
High School:	San Juan Hills
High School 2:	Sajuhi
Middle Or Junior School:	Shorecliff
Elementary School:	Palisades
High School Cap District:	istrano Unified
Levels:	Two
√ EatingArea:	Dining Room, In Kitchen, Breakfast Nook, Separated
Taxes:	<b>\$0</b>
Guest House SqFt:	0
	0

## Agent Info



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