

# **\$3,495,000 - 31752 Via Ana, San Juan Capistrano**

MLS® #LG23105864

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## **\$3,495,000**

4 Bedroom, 4.00 Bathroom, 3,319 sqft  
Residential on 1 Acres

Capistrano Hacienda (CH), San Juan Capistrano,

Via Ana is an extensively updated single-story home situated in the prestigious community of Aguacate Estates. The home is sited on an elevated 28,600 square foot lot in San Juan Capistrano just minutes away from downtown. This approximately 3,319 square foot, 4-bedroom, 3.5-bathroom residence offers unparalleled privacy with a gated driveway and views of The Mission from the secluded outdoor space. The open living area just off the main entry is accented by oversized sliding glass doors spanning the length of two walls taking full advantage of the 180-degree view, with a double-sided white-washed river rock fireplace anchoring the space. The gathering area of this spectacular home seamlessly connects to a dining space large enough to accommodate a table for ten, with built in marble-topped cabinetry and two wine refrigerators. The home's kitchen abounds in desirable features, from a suite of stainless steel appliances inclusive of double ovens, a bay window above the sink, to an oversized eat-in island, and direct access to the three car garage. Via Ana's show-stopping primary bedroom, dotted with designer elements, is ultra private with picturesque windows and French doors leading to the home's backyard. The owner's suite is full of coveted features such as a fireplace, a spacious walk-in closet, and a fully updated bathroom with a floating double vanity, a large walk-in shower, as well as a standalone tub. While one of the three



secondary bedrooms currently serves as a home office, the remaining two are ensuite and feature access to the outside. Via Ana's backyard offers partial ocean views, a pool, and several hardscape areas for enjoying mountain breezes. Additional features of this home include solar, updated bathrooms, newer flooring, built in storage, and a dog run. Convenient location on a serene street with San Juan Capistrano's finest nearby: boutiques, popular restaurants, everyday shopping destinations and freeway access are just minutes away.

Built in 1981

**Additional Information**

City	San Juan Capistrano
County	Orange
Zip	92675
MLS® #	LG23105864
Bedrooms	4
Bathrooms	4
Square Ft	3,319
Lot Size	0.66
Neighborhood	Capistrano Hacienda (CH)
Levels	One
Garages	3
School District	Capistrano Unified
HOA Dues	\$

**Listing Details**

Listing Agent	John Stanaland
Provided By:	DOUGLAS ELLIMAN OF CALIFORNIA, INC.

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