

# \$4,698,000 - 31401 Aguacate Road, San Juan Capistrano

MLS® #OC23050142

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**\$4,698,000**

5 Bedroom, 4.00 Bathroom, 5,220 sqft  
Residential on 5 Acres

Aguacate Farms, San Juan Capistrano,

When the perfect storybook equestrian home is created with family in mind, you achieve the architectural masterpiece that blends an elegant ranch and coastal design with the soft touch of contemporary to satisfy any modern family. The single level home located in the desirable enclave of the coastal hills of San Juans Aguacate Farms at the end of a private road , the property has been taken down to the studs and completely reimaged using only the highest quality finishes. The home is appointed with a generous 5 beds & 4 baths, plus a 5 car garage, including a guest casita with full kitchen, living room and full bath, all centered around the heart of the homes true open floor plan• designed to entertain your family and guest with ease, several sitting areas and a kitchen suited for todays top chef with state of the art appliances , stand alone range , designer finishes and rich walnut cabinets. The home is appointed with generously sized beds, a modern farmhouse style great room overlooking the expansive backyard amenities and panoramic vistas of the serene hillsides and ocean from the top of the property .Hand selected wide plank French oak floors. The master is to satisfy the most discerning clientele, walk in shower , designer fixtures , stand alone tub and a boutique style closet! As you venture into the private and well appointed backyard filled with every amenity needed to enjoy those summer days, al fresco dining experiences , a full kitchen, a true family style pool/ spa to splash as you please in total



privacy ! Bring your toys, RVs and boats, the 5 acre gated estate will allow for many options . Take in the serene and peaceful views , hiking trails , bike trails, horse trails and more the community has to offer. The property lies at the end of Aguacate Road, adjacent to the Peppertree Bend trail, a quick trail ride to Sycamore Trails, Rancho Sierra Vista or Rio Vista stables and minutes from the Blenheim Equestrian Center. Currently, the property features a three stall barn and two separate pastures and is currently zoned for six horses. In addition, property has the potential to be subdivided into two parcels. Enjoy the best of San Juan , walk to the village , restaurants, shopping, minutes to the Dana Point harbor as it undergoes a 500M redevelopment to include five star restaurants and yachting experiences, the best OC resorts all within minutes! Make this equine estate your families next move and create priceless memories!

Built in 1976

### **Additional Information**

City	San Juan Capistrano
County	Orange
Zip	92675
MLS® #	OC23050142
Bedrooms	5
Bathrooms	4
Square Ft	5,220
Lot Size	5.00
Neighborhood	Aguacate Farms
Levels	One
Garages	5
School District	Capistrano Unified
HOA Dues	\$

### **Listing Details**

Listing Agent	Leo Goldschwartz
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Provided By: Coldwell Banker Realty

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