

\$1,949,000 - 31211 Paseo Amapola, San Juan Capistrano

MLS® #OC24004764

\$1,949,000

3 Bedroom, 3.00 Bathroom, 2,500 sqft

Residential on 0 Acres

Casa Ciudad Capo (CD), San Juan Capistrano,

Enjoy the charm and character of this Spanish revival SINGLE LEVEL pool home located in the heart of San Juan Capistrano on a large 7320 sq ft PRIVATE LOT. You will love the spacious living room with dramatic ceilings and exposed wood beams, Spanish tile floors and custom touches throughout including a wrought iron staircase leading to a bonus reading LOFT. The kitchen has been REMODELED with stainless steel Thermador appliances including a built-in refrigerator, 8 ft WINE FRIDGE and customized rustic cabinets. The dining room features a new chandelier and overlooks a peaceful outdoor ATRIUM with fountain. The nearby DEN with built-in bar could be converted to a 4th bedroom if desired. The primary bedroom overlooks the atrium and features beautiful RECLAIMED HARDWOOD floors and boasts a spacious bathroom with DUAL SINKS, custom closets, shower area and custom STONE TUB. Bedroom #2 also overlooks the atrium and has en suite bathroom and bedroom #3 has a pool view and nearby bathroom with spacious walk-in shower and custom rustic vanity. Outdoors is an ENTERTAINERâ€™S PARADISE with wrap around courtyard with refreshing POOL, SPA, built in BBQ, firepit and plenty of space for gardening and entertaining large gatherings. Located on a quiet street, this homeâ€™s location is priceless and walking distance to several HORSE STABLES, highly coveted JSERRA High School and downtown San



Juan Capistrano which offers tons of TRENDY restaurants, shops, TRAIN station, historic MISSION and nearby BIKE TRAILS which lead to the BEACH! Inside laundry, attached 2 car garage with full drive-way, low tax, no mello roos, low HOA, smart features throughout and SELLER OWNED SOLAR saving hundreds of \$\$ makes this the perfect place to call home!

Built in 1975

Additional Information

City	San Juan Capistrano
County	Orange
Zip	92675
MLS® #	OC24004764
Bedrooms	3
Bathrooms	3
Square Ft	2,500
Lot Size	0.17
Neighborhood	Casa Ciudad Capo (CD)
Levels	One
Garages	2
School District	Capistrano Unified
HOA Dues	\$108
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Kathe Van Hoften
Provided By:	First Team Real Estate

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