

\$1,500,000 - 31001 Via Limon, San Juan Capistrano

MLS® #PW23072348

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft
Residential on 0 Acres

San Juan Creek, San Juan Capistrano,

A rarely on the market almost 2700 sq. ft. SINGLE-STORY 4-bedroom home (one is set up as an office) plus 3 full bathrooms. Located in the rolling hills of San Juan Capistrano within the exclusive gated community of San Juan Creek, a quiet and peaceful community, and a wonderful partial view (more is possible with the removal of one section of solid fencing). The home is freshly and professionally painted on the interior and exterior and has new, never been lived on carpeting in the living room and bedrooms, and office. You will enjoy a spacious, light, and bright feeling as you enter this home through the double door entry, highlighted with vaulted ceilings and multiple windows throughout the home, that allow an abundance of natural light. You will be standing in the oversized entry, combination living, and formal dining room. Continuing on through this spectacular home is a large kitchen with an island and a breakfast nook and a family room featuring one of two fireplaces. The second fireplace is located in the oversized master bedroom featuring 2 walk-in closets and a master ensuite, highlighted by a double vanity, separate tub, and walk-in shower plus a private commode. There is an exceptionally wide hallway access to the bedroom areas offering plenty of room for displaying your special collectibles or various objects of art. Almost 600 square feet of 3-car garage space. A 15,000 square foot lot located on a cul-de-sac-like curve as the street makes a



turn in one direction only. The wide driveway will accommodate three vehicles. There is a possible small RV storage or a backyard large enough to add a pool, a small sports court, keep as a rose garden, or a putting green and still have plenty of enjoyable lawn and gardening space. Walking distance to a public park, equestrian facilities, hiking, biking, and horse-riding trails all around the area, and a public golf course and driving range just down the road. The immediate area has many interesting, fun, and educational opportunities. Such as Mission San Juan Capistrano, considered to be "The Jewel of the California Missions", Doheny State Beach, a great place to gather family and friends for a picnic or a swim, Dana Point Harbor, considered the whale capital of the West and Zoomers petting zoo, a historic farm yard since 1890, just to name a few. ADU possibility, subject to potential city, county, or HOA approval by the buyer.

Built in 1993

Additional Information

City	San Juan Capistrano
County	Orange
Zip	92675
MLS® #	PW23072348
Bedrooms	4
Bathrooms	3
Square Ft	2,700
Lot Size	0.34
Neighborhood	San Juan Creek
Levels	One
Garages	3
School District	Capistrano Unified
HOA Dues	\$228
HOA Dues Freq.	Monthly

Listing Details

Listing Agent Randy Hix

Provided By: First Team Real Estate

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