

\$2,525,000 - 31523 Aguacate Road, San Juan Capistrano

MLS® #25549917

\$2,525,000

4 Bedroom, 2.00 Bathroom, 2,416 sqft
Residential on 0 Acres

N/A, San Juan Capistrano,

Welcome to an extraordinary opportunity at 31523 Aguacate Rd, where breathtaking panoramas of the Santa Ana Mountains set the stage for your dream retreat. Poised atop a private, gated road, this hidden gem offers a rare glimpse of San Juan Capistrano's famed "Jewel of the Missions," Mission Basilica. With nearly half an acre of lush, secluded terrain, this estate presents the perfect fusion of serenity, privacy, and California charm. Step inside to soaring open beam ceilings and a sun-drenched step-down living room boasting wall-to-wall windows, inviting natural light and captivating views from every angle. The spacious 3-bedroom, 2-1/2-bath layout features an inviting bonus entertainment room, ideal for gatherings or relaxed evenings at home. A three-car garage ensures plenty of space for vehicles, storage, or even your next project. Imaginative buyers and creatives alike will be drawn to the dual artist studios - his and hers - inviting inspiration at every turn. The grounds are adorned with mature fruit trees and framed by private and public riding trails, leading directly to equestrian paddocks below, making this a rare find for equestrian lovers and outdoor enthusiasts. Enjoy the peace of mind of a newer roof, while the classic character of this home offers a canvas ready for your personal updates and modernization. Situated just a mile from acclaimed private schools, this property offers the ultimate blend of tranquility and convenience. Top-rated shopping, dining, and historic cultural



attractions are all at your fingertips, while easy access to nearby beaches and commuter routes ensures every lifestyle's need is met. Imagine hosting sunset gatherings with panoramic mountain vistas as your backdrop or enjoying a morning ride among coastal breezes. Whether you seek a creative haven, a family sanctuary, or an equestrian escape, this one-of-a-kind property holds limitless potential. Don't miss your chance to own one of San Juan Capistrano's most unique and captivating residences. Schedule your private tour of 31523 Aguacate Rd today and explore the endless possibilities that await!

Built in 1968

Essential Information

MLS® #	25549917
Price	\$2,525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,416
Acres	0.46
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Linda Kaye
Listing Office	Open Roads Real Estate

Community Information

Address	31523 Aguacate Road
Area	MA - Mission Area
Subdivision	N/A
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Parking Spaces	5
Parking	Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Driveway, Garage, Garage Door Opener
View	Mountain(s), Trees/Woods, Canyon, City Lights, Landmark, Orchard, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Yard, Horse Property, Rectangular Lot
Windows	Bay Window(s), Skylight(s)
Roof	Shingle
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile
Interior Features	High Ceilings, Open Floorplan, Attic, Cathedral Ceiling(s), Storage, Two Story Ceilings
Appliances	Electric Cooktop, Electric Oven
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Library, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	June 8th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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