

\$1,650,000 - 32881 Calle Miguel, San Juan Capistrano

MLS® #IG26004537

\$1,650,000

4 Bedroom, 3.00 Bathroom, 1,965 sqft
Residential on 0 Acres

Troy Homes (TH), San Juan Capistrano,

Welcome to modern coastal living on the coveted ocean side of the 5 freeway, and it's only 1 1/2 miles to Doheny Beach! LIVES LIKE A SINGLE STORY home with the primary plus two additional bedrooms on the main floor, and only the 4th bedroom with its own bath on the 2nd floor. Even better - there's No HOA. Quality and elegance are evidenced throughout this home. 2025 updates include all 3 bathrooms and kitchen remodeled, new paint inside and out, complete repipe, new electrical outlets/switches, new lighting, new luxury vinyl and tile flooring, new baseboards, and remodeled stairway. The kitchen has dual-tone cabinets, 5-burner gas stove, walk-in pantry, beautiful quartz countertops and backsplash, and an 8-foot waterfall island with pots and pans drawers. There's even a built-in coffee bar (or dry bar) under the remodeled stairs. The HVAC was replaced in 2021. Water heater replaced in 2020. The dining area features a wall of contemporary wood design. The upstairs bedroom has its own bathroom. It also has a built-in bookcase with desk and a huge walk-in closet for lots of storage. It's such a large space it would make a great bonus room, a guest suite, or a second primary suite. Extra large space between houses (north side could even be converted to an RV space), large covered patio outside of the huge 10-foot slider with two ceiling fans. Another large patio on the opposite side of the house with propane BBQ island. The San Juan Creek



trail is at the end-of the neighborhood where you can walk or bike to downtown San Juan Capistrano in one direction, and to Doheny Beach/Dana Point Harbor in the other direction. Bring your surfboards, paddle boards, and all the other beach toys to enjoy Doheny Beach and Dana Point Harbor. The Harbor is undergoing a \$500 million renovation to become an even better dining, boating, and shopping coastal destination.

Built in 1971

Essential Information

MLS® #	IG26004537
Price	\$1,650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,965
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathleen Calbert
Listing Office	Kevin Calbert, Broker

Community Information

Address	32881 Calle Miguel
Area	DO - Del Obispo
Subdivision	Troy Homes (TH)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	4

Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Sprinkler System, Sprinklers Timer
Windows	Double Pane Windows
Roof	Composition, Clay
Foundation	Slab

Interior

Interior Features	Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Pantry, Quartz Counters, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Eat-in Kitchen, Entrance Foyer
Appliances	Dishwasher, Disposal, Range Hood, Water Heater, Barbecue, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	January 8th, 2026
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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