

# \$1,625,000 - 41 Plaza Vivienda, San Juan Capistrano

MLS® #NP25172779

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## \$1,625,000

3 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 1 Acres

Marbella Golf Villas (MGV), San Juan Capistrano,

THE MOST UPGRADED VILLA to hit the market in Marbella Golf Villas, featuring the most desirable floorplan (2BR + Office/3BR) and one of the few with a direct-access 2-car garage + dedicated driveway. This ground-level residence has been fully reimagined with top-tier finishes and refined design throughout. Highlights include Richard Marshall chevron-pattern hardwood flooring, custom wood casings and sills on all windows and doors, detailed millwork, and custom ceiling treatments that add architectural interest. The kitchen was redesigned to enhance storage & functionâ€”featuring an oversized island with seating, Calacatta Gold marble countertops and backsplash, custom cabinetry with pantry, double Viking ovens with gas range, Sub-Zero refrigerator, Viking microwave, wine refrigerator, beadboard ceiling detail, and designer pendant lighting. The adjacent formal dining room seats 8-10 comfortably and flows into a spacious living room, where dated columns were removed and replaced with tasteful display cabinetry. The fireplace was redesigned with a direct-vent system and flanked by built-in cabinetry and shelving for AV equipment and added storage. A custom wood mantel and tailored millwork add warmth. French doors open to a tiled covered patio with gate access to HOA open space for added outdoor versatility. In addition to two generous bedrooms, the home includes a fully built-out office tucked behind a barn doorâ€”featuring



his-and-her desks, upper and lower cabinetry, and a window seat with added storage, making it a true work-from-home retreat. The primary suite is both elegant and serene, offering golf course views, a cozy fireplace with custom cabinetry, beadboard ceiling detail, classic wall paneling, and a French door that opens to the outdoors. The reimagined primary bath features dual vanities, a soaking tub, and a walk-in shower with mosaic stone flooring—all are adorned with rare full-slab Cristal Blue granite—and it includes a custom walk-in closet with built-in organizers. The secondary suite includes a coved ceiling, ensuite bathroom, and custom built-in closet system. Additional highlights include epoxy line plumbing pipes, inside laundry with upper cabinetry, a tankless water heater, newer HVAC system, whole-home water softener, garage with built-in cabinetry, work bench + utility sink, Hunter Douglas window treatments, Lutron lighting system, designer ceiling fans, tall ceilings, and lovely natural light throughout. NO OTHER VILLA COMPARES!

Built in 1993

### **Essential Information**

MLS® #	NP25172779
Price	\$1,625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	1.42
Year Built	1993
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed

Listing Agent        Nikki Norman  
Listing Office        Pacific Sotheby's Int'l Realty

## **Community Information**

Address                41 Plaza Vivienda  
Area                    JN - San Juan North  
Subdivision          Marbella Golf Villas (MGV)  
City                    San Juan Capistrano  
County                Orange  
Zip Code              92675

## **Amenities**

Amenities             Maintenance Grounds, Insurance, Controlled Access, Security  
Utilities               Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected  
Parking Spaces       3  
Parking                Driveway, Garage Faces Front, Garage, Guest, Door-Single  
# of Garages          2  
Garages                Driveway, Garage Faces Front, Garage, Guest, Door-Single  
View                    Trees/Woods, Golf Course  
Pool                    None  
Security                Carbon Monoxide Detector(s), Fire Sprinkler System, Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s), Gated with Attendant, Security Guard

## **Exterior**

Exterior                Stucco  
Exterior Features    Lighting  
Lot Description       Secluded  
Windows               Blinds, Drapes, Screens, Wood Frames  
Roof                    Tile  
Construction          Stucco

## **Interior**

Interior                Carpet, Stone, Wood  
Interior Features     Breakfast Bar, Built-in Features, Chair Rail, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s), Paneling/Wainscoting, Stone Counters

Appliances	Built-In Range, Convection Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Tankless Water Heater, Dryer, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
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### **Additional Information**

Date Listed	August 2nd, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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