

# **\$1,150,000 - 27444 Via Petra, San Juan Capistrano**

MLS® #OC25002522

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## **\$1,150,000**

3 Bedroom, 2.00 Bathroom, 1,486 sqft  
Residential on 0 Acres

Loma Vista (LOV), San Juan Capistrano,

Hear the Mission Bells Ring and Feel the Cool Coastal Breezes in this Chic Single Level Detached Home!

Tucked inside a highly desirable street in the family-friendly Loma Vista community, this impeccably maintained single-level 3-bedroom, 2-bathroom home invites you to experience the best of San Juan Capistrano living. Step into the private, gated courtyardâ€”recently upgraded with stylish paversâ€”and discover a charming wraparound yard leading to a bright and airy floor plan. The welcoming living and dining areas are designed for coastal living and entertaining, include COREtec Plus engineered wood flooring w/waterproof coating, and a cozy gas fireplace. Expansive sliding glass doors reveal breathtaking views of the landscaped backyard, perfect for gatherings with multiple seating areas to enjoy Southern California's indoor-outdoor lifestyle. The light-filled kitchen features gleaming white countertops, wood cabinetry, ceramic tile floors, and a charming breakfast nook with direct access to the backyard. Retreat to the main-floor primary bedroom suite, a serene sanctuary with private access to the side-yard. The en-suite primary bathroom offers a step-in shower, a separate soaking tub, and a double vanity. The spacious second bedroom comfortably accommodates a queen-size bed, while the third bedroom provides versatile options as a den, guest room, or home office. Additional highlights of this home include PEX



REPIPE throughout, double layer of 30# felt on the roof, new skylights including new seals & flashing, newer A/C & Furnace, and direct-access two-car garage. Located in the rolling hills of historic San Juan Capistrano, Loma Vista offers easy freeway access and is minutes from award-winning schools, shopping, hiking trails, world-class beaches, fine dining, equestrian facilities, golf courses, and the charming downtown area. Welcome to resort-style living, every day.

Built in 1988

**Essential Information**

MLS® #	OC25002522
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,486
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Francisca Rio Fuentes
Listing Office	First Team Real Estate

**Community Information**

Address	27444 Via Petra
Area	OR - Ortega/Orange County
Subdivision	Loma Vista (LOV)
City	San Juan Capistrano
County	Orange
Zip Code	92675

**Amenities**

Amenities	Picnic Area, Spa/Hot Tub
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Utilities	Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available, Cable Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access, Door-Single, Garage Faces Front
# of Garages	2
Garages	Garage, Direct Access, Door-Single, Garage Faces Front
View	Park/Greenbelt, Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Close to Clubhouse, Back Yard, Front Yard, Garden, Landscaped, Near Park, Street Level
Windows	Roller Shields, Screens, Skylight(s)
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Laminate
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room, Tile Counters, Unfurnished
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Exhaust Fan, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Ambuehl
Middle	Marco Forester
High	San Juan Hills

## **Additional Information**

Date Listed	January 8th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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