

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

MLS® #OC25002522

\$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 hardscaped 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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