

\$9,900 - 31192 Via Del Verde, San Juan Capistrano

MLS® #OC25009816

\$9,900

6 Bedroom, 5.00 Bathroom, 3,433 sqft

Residential Lease on 0 Acres

Maraville (MARV), San Juan Capistrano,

Introducing 31192 Via del Verde ~ a gorgeously furnished 6 bedroom pool & spa home in the enviable gated San Juan Hills Estates Maraville community, perfect for those looking to live in casual luxury. Nestled in an intimate cul-de-sac, pass thoughtfully designed drought resistant landscaping up to an impressively welcoming entrance. An oversized arched front door opens to a soaring two story foyer crowned with a custom chandelier, elegantly surrounded with a grand spiral staircase. Pass rounded edges and under stately arches as you follow the French oak wood floors to the formal living and dining rooms, bathed in an abundance of light bouncing off the freshly painted white walls & tasteful crown molding. The large kitchen with custom leathered granite island and new walk-in-pantry opens to the fireplace warmed family room, intimate enough for everyday family activities yet large enough for memorable entertaining. Multiple doors open to the oversized wrap-around backyard, with sparkling pool, spa and numerous areas to enjoy the warm California sun with friends & family. The 15,000 square foot lot feels even larger being bordered by the soothing HOA maintained greenbelt, providing extensive separation between you and your neighbors. Back inside enjoy 2 downstairs bedrooms - one with it's own private entrance, 2.5 baths, a sophisticated walk through butler's pantry & large laundry room - washer & dryer included. Ascend the



sweeping staircase, enjoying views of the surrounding hills as you come to your oversized primary bedroom & en-suite bath, complete with his and hers separate vanities, relaxing soaking tub and two walk-in closets. Also upstairs are 3 spacious secondary bedrooms, one with a private en-suite bath, two bedrooms enjoying a jack-and-jill bath and all benefiting from a walk-in linen closet with convenient laundry shoot. Oversized 2 car garage outfitted with 240 EV charger and abundant storage, dual A/C, recessed lighting, stylish ceiling fans & light fixtures, shutters & decorative window coverings are just a few additional highlights of this updated home close to all the jewels of San Juan Capistrano - St. Margaret's and other outstanding schools, the Mission, Los Rios district, numerous parks, walking trails and stables. Just minutes to world famous beaches, this impeccably maintained upscale residence providing the ultimate in luxurious California relaxed lifestyle, is just waiting for you!

AVAILABLE FURNISHED OR

UNFURNISHED!

Built in 1997

Essential Information

MLS® #	OC25009816
Price	\$9,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,433
Acres	0.34
Year Built	1997
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Heather Liwski
Listing Office Coldwell Banker Realty

Community Information

Address 31192 Via Del Verde
Area OR - Ortega/Orange County
Subdivision Maraville (MARV)
City San Juan Capistrano
County Orange
Zip Code 92675

Amenities

Utilities Association Dues, Gardener, None, Pool
Parking Spaces 2
Parking Direct Access, Garage, Driveway Up Slope From Street
of Garages 2
Garages Direct Access, Garage, Driveway Up Slope From Street
View Neighborhood
Has Pool Yes
Pool In Ground, Heated, Private

Exterior

Lot Description Cul-De-Sac

Interior

Interior Features Recessed Lighting, Bedroom on Main Level, Jack and Jill Bath, Primary Suite, Walk-In Closet(s), Attic, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Dry Bar, Entrance Foyer, Furnished, High Ceilings, Open Floorplan, Pantry, Two Story Ceilings, Walk-In Pantry
Appliances Dryer, Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Family Room
of Stories 2
Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed March 26th, 2025

Days on Market 14

Short Sale N

RE / Bank Owned N

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