

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

MLS® #OC25009816

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## **\$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-da-sac, pass thoughtfully designed drought resistant landscaping up to an impressively welcoming entrance.Â 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.Â 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.Â Back inside enjoy 2 downstairs bedrooms - one with itâ€™s own private entrance, 2.5 baths, a sophisticated walk through butlerâ€™s pantry & large laundry room - washer & dryer included.Â 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
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## 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
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**Additional Information**

Date Listed	March 26th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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