

\$1,995,000 - 31912 Paseo De Elena, San Juan Capistrano

MLS® #OC25019987

\$1,995,000

4 Bedroom, 3.00 Bathroom, 2,104 sqft
Residential on 0 Acres

Sun Ranch (SA), San Juan Capistrano,
Prime Location near Peppertree Bend!

This stunning corner-lot residence is nestled in the highly sought-after Sun Ranch neighborhood of San Juan Capistrano, offering an unparalleled blend of privacy, convenience, and luxury living. Just minutes from Dana Point Harbor, The Mission, the 5 Freeway, and scenic walking/biking trails, this home is also a short 20-minute walk to the vibrant River Street Marketplace, providing easy access to boutique shopping, dining, and entertainment. As you step inside, youâ€™re greeted by soaring ceilings, abundant natural light, and expansive views of the lush backyard through tall windows and glass doors. The sprawling entertainerâ€™s backyard is a true oasis, featuring multiple seating areas, mature landscaping, raised garden beds, and a spacious deckâ€”perfect for al fresco dining or relaxing in total privacy. The open-concept living and dining areas flow seamlessly into the generously sized kitchen, making this home ideal for gatherings. A powder room and versatile storage/play area complete the lower level. Upstairs, youâ€™ll find four spacious bedrooms and two full bathrooms, including the luxurious primary suite, which boasts a cozy fireplace and breathtaking mountain views. This home is packed with high-end upgrades, including a brand-new HVAC unit and ducting (installed in 2023), a new water heater (2024), and a whole-home fan systemâ€”designed to harness the refreshing



year-round ocean breeze. The three-car garage is a standout feature, upgraded with epoxy flooring, attic loft storage, and an AC/heating wall unit, providing flexibility for a home office or guest suite. No HOA, no Mello-Roos, and a low tax rate make this an unbeatable opportunity! Donâ€™t miss out on the chance to call this incredible property home.

Schedule your private showing today!

Built in 1974

Essential Information

MLS® #	OC25019987
Price	\$1,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Strane
Listing Office	American Pride Financial Group

Community Information

Address	31912 Paseo De Elena
Area	DO - Del Obispo
Subdivision	Sun Ranch (SA)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
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Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, RV Access/Parking, Side By Side, Uncovered, Boat
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, RV Access/Parking, Side By Side, Uncovered, Boat
View	City Lights, Hills, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Exterior	Brick, Concrete, Shingle Siding, Stucco, Asphalt
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt, Shingle
Construction	Brick, Concrete, Shingle Siding, Stucco, Asphalt
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Dressing Area, Walk-In Closet(s), Pull Down Attic Stairs
Appliances	Built-In Range, Double Oven, Dishwasher, Electric Oven, Disposal, Gas Water Heater, Refrigerator, Range Hood, Dryer, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
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Additional Information

Date Listed	February 1st, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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