

# **\$2,298,000 - 31216 Belford Drive, San Juan Capistrano**

MLS® #OC25040165

**\$2,298,000**

5 Bedroom, 4.00 Bathroom, 3,413 sqft

Residential on 0 Acres

Belford Terrace (BT), San Juan Capistrano,

Welcome to 31216 Belford Dr, a spacious 5 bedroom 4 bathroom home plus an office, offering 3,413 sq. ft. of comfortable living in a desirable San Juan Capistrano neighborhood. Situated on a 10,595 sq. ft. lot on a cul-de-sac, this home features a well-designed floor plan with inviting living spaces. The kitchen provides ample storage and counter space, seamlessly connecting to the family room with a cozy fireplace. The dedicated office offers a quiet space for work or study, while the primary suite serves as a private retreat with an en-suite bath and walk-in closet. A versatile bonus room can be used as a fifth bedroom, media room, or play area, adding flexibility to the home's layout.

The backyard is a true private oasis, complete with a sparkling pool and waterslide, a built-in barbecue and lush landscaping that enhances the serene atmosphere. Whether hosting guests or enjoying a quiet evening outdoors, this space is designed for year-round enjoyment. Additionally, this home is equipped with solar panels, offering energy efficiency and cost savings. Conveniently located near top-rated schools, parks and downtown San Juan Capistrano, this home offers the perfect blend of space, comfort, and lifestyle.



Built in 1979

## **Essential Information**

MLS® #	OC25040165
Price	\$2,298,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,413
Acres	0.24
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Schatz
Listing Office	Compass

## Community Information

Address	31216 Belford Drive
Area	OR - Ortega/Orange County
Subdivision	Belford Terrace (BT)
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Pool
Has Pool	Yes
Pool	In Ground, Private, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Barbecue
Lot Description	Front Yard, Landscaped, Sprinkler System, ZeroToOneUnitAcre

Windows Double Pane Windows, Casement Window(s)

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony, In-Law Floorplan, Two Story Ceilings
Appliances	Built-In Range, Double Oven, Dishwasher, Microwave, Refrigerator, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	January 31st, 2025
Days on Market	28
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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