

\$769,000 - 27112 Paseo Burladero # C, San Juan Capistrano

MLS® #OC25052052

\$769,000

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0 Acres

San Juan Hills (JH), San Juan Capistrano,

Welcome Home to "San Juan Hills West"™ " A Highly Desirable 55+ Community! Discover the charm and convenience of this TURNKEY, SINGLE-LEVEL residence nestled in the sought-after "San Juan Hills West"™ community in San Juan Capistrano. This 2-bedroom, 2-bathroom, 1,300 sq. ft. home boasts an inviting open floor plan, Abundance of Natural light throughout, plenty of Ocean Breeze, perfect for comfortable everyday living. INTERIOR

HIGHLIGHTS: Formal Living Room " A warm and welcoming space upon entry. Features a cozy fireplace and seamlessly flows into the dining area. Upgraded Bright Kitchen " Thoughtfully designed and open to the family room, ideal for gatherings. Spacious Primary Suite " A private retreat with direct patio access and an en-suite bathroom.

Well-Sized Second Bedroom " Offers flexibility for guests, family, or a home office.

Modern Upgrades " Beautiful laminate flooring, upgraded bathrooms, recessed lighting, and ceiling fans, Upgraded patios.

Convenient INSIDE LAUNDRY, Extra STORAGE ROOM assigned to the unit & Detached 2-CAR GARAGE. OUTDOOR

OASIS: Expansive upgraded Private Patio " Accessible from the living room, perfect for entertaining & enjoying the ocean breeze.

Second Patio Off the Primary Suite " A serene spot to relax and unwind. PRIME

LOCATION: Community is Located alongside the San Juan Hills Golf Course, just a short



walk to the popular sports bar and grill. Minutes from I-5, Dana Point Harbor, beautiful Beaches, and downtown San Juan Capistrano's charming shops and restaurants. Low HOA dues include access to a private community pool. WHO CAN BUY? - This is a 55+ community, but anyone can purchase (including first-time home buyers, investors, Retirees, downsizing buyers etc.) as long as one occupant on file is 55+ and no occupant on file is under 21. This move-in ready home offers exceptional value in a serene and vibrant setting. Don't miss out—schedule a showing today!

Built in 1964

Essential Information

MLS® #	OC25052052
Price	\$769,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.03
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Amitabh Sharma
Listing Office	Coldwell Banker Realty

Community Information

Address	27112 Paseo Burladero # C
Area	OR - Ortega/Orange County
Subdivision	San Juan Hills (JH)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Corner Lot
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), All Bedrooms Down
Appliances	Gas Oven, Gas Range, Microwave, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	March 11th, 2025
Days on Market	41
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 7th, 2026 at 12:11pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing

Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.