

\$3,349,000 - 30981 Marbella Vista, San Juan Capistrano

MLS® #OC25086040

\$3,349,000

4 Bedroom, 5.00 Bathroom, 4,125 sqft
Residential on 0 Acres

Marbella Estates Custom (MBC), San Juan Capistrano,

This custom estate is a true jewel nestled along the lush fairways of Marbella's private golf course. With commanding views that sweep across the 3rd, 4th, 6th, and even 7th holes, nearly every room in the home gazes onto emerald greens and rolling fairways. Designed for those who appreciate graceful architecture and elevated living, this residence blends timeless elegance with thoughtful craftsmanship and a deep attention to detail.

The private courtyard entry, framed by handcrafted wrought iron doors, opens to a grand interior where soaring ceilings and finely finished moldings create a striking first impression. The expansive great room welcomes guests with warmth and sophistication, making it a dream for entertainers and golf lifestyle enthusiasts alike.

Impeccably maintained and fully turnkey, the home features travertine floors downstairs and rich hardwood floors upstairs. A gourmet kitchen anchors the heart of the home, outfitted with an island cooktop, Sub-Zero refrigerator, double ovens, walk-in pantry, and a sleek entertainer's bar with a wraparound sit-up counter, sink, and mini fridge.

The main level also includes a guest suite, a home office, and direct garage access to the backyard—where there's ample room to



envision a future pool or putting green beside the serene water feature.

Upstairs, three ensuite bedrooms offer elevated comfort. The primary suite boasts a sun-drenched wrap around balcony perfect for discreet tanning, a sunken tub, and a walk-in shower. A junior primary suite features its own sitting area and balcony, while the third suite enjoys views and privacy. A bonus gym or playroom with a ballet bar rounds out the second floor—ideal for fitness or creative space, all with panoramic fairway vistas.

From refined interiors to unparalleled views, this is Country Club living at its finest. And it’s move-in ready.

Built in 1996

Essential Information

MLS® #	OC25086040
Price	\$3,349,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,125
Acres	0.24
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robyn Robinson
Listing Office	Compass

Community Information

Address	30981 Marbella Vista
Area	JN - San Juan North
Subdivision	Marbella Estates Custom (MBC)

City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Amenities	Controlled Access, Guard, Security
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Door-Multi, Garage Faces Front, Golf Cart Garage, Storage
# of Garages	3
Garages	Direct Access, Driveway, Garage, Door-Multi, Garage Faces Front, Golf Cart Garage, Storage
View	Hills, Mountain(s), Panoramic, Trees/Woods, Courtyard, Golf Course, Park/Greenbelt
Pool	None
Security	Gated with Attendant, Security Guard

Exterior

Exterior	Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Lawn, On Golf Course
Construction	Copper Plumbing

Interior

Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Attic, Cathedral Ceiling(s), Central Vacuum, Crown Molding, Dressing Area, Intercom, Multiple Primary Suites, Storage, Walk-In Pantry, Wet Bar, Workshop
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Ice Maker, Self Cleaning Oven, Trash Compactor
Heating	Forced Air, Zoned
Cooling	Central Air, Dual, Electric, Zoned
Fireplace	Yes
Fireplaces	Great Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
High	Capistrano Valley

Additional Information

Date Listed	April 18th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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