

# \$5,300 - 31948 Via Encima, San Juan Capistrano

MLS® #OC25098810

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**\$5,300**

4 Bedroom, 3.00 Bathroom, 1,964 sqft  
Residential Lease on 0 Acres

Petra, San Juan Capistrano,

Welcome to your stunning new home in the highly sought-after Petra community of San Juan Capistrano! Built in 2023, this upgraded Plan 2 home invites you to experience modern elegance and timeless charm in one of Orange County's most desirable communities. Nestled among rolling green hills, the Petra neighborhood boasts stunning Modern Spanish and Modern Farmhouse architecture, creating a perfect blend of natural beauty and contemporary living. Enjoy effortless access to both the 5 freeway and Amtrak, connecting you to vibrant nearby attractions. Walk to 24 Hour Fitness, local shops, restaurants, new San Juan marketplace, the lively downtown scene and the prestigious private school St Margaret's School. The multi-use trails at your doorstep invite you to hike, bike, or even horseback ride your way to scenic destinations like the iconic Los Rios District or the golden sands of Doheny State Beach. This home's interior is just as impressive. You'll love the luxury vinyl plank flooring throughout, a cozy fireplace, paid solar system, fully landscaped yard, and spacious upstairs bedrooms featuring a large walk-in closet. Petra's amenities enhance the lifestyle even further, offering bike and walking trails to the beach, picnic-ready fire pits, and a playground for little ones. Make this stunning property at 31948 Via Encima your new home and embrace the best of coastal Orange County living today!



Built in 2023

## Essential Information

MLS® #	OC25098810
Price	\$5,300
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,964
Acres	0.06
Year Built	2023
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dave Archuletta
Listing Office	First Team Real Estate

## Community Information

Address	31948 Via Encima
Area	JN - San Juan North
Subdivision	Petra
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Barbecue
Utilities	Association Dues
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ElevenToFifteenUnitsAcre, SixToTenUnitsAcre, Near Park
Windows	Custom Covering(s), Double Pane Windows
Construction	Stucco

Foundation	Slab
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## Interior

Interior	See Remarks, Vinyl
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Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wired for Data, All Bedrooms Up, Walk-In Closet(s)
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Appliances	Dishwasher, Gas Cooktop, Microwave, Tankless Water Heater
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Heating	Central
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room, Living Room
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# of Stories	2
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Stories	Two
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## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	May 3rd, 2025
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Days on Market	11
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Short Sale	N
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RE / Bank Owned	N
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