

\$2,150,000 - 32404 Old Sage Drive, San Juan Capistrano

MLS® #OC25101927

\$2,150,000

4 Bedroom, 4.00 Bathroom, 2,630 sqft
Residential on 0 Acres

The Farm, San Juan Capistrano,

STOP SCROLLING—THIS IS THE ONE!

Welcome to 32404 Old Sage Drive, located in the prestigious and highly sought-after gated community of The Farm in San Juan Capistrano. Built in 2022, this nearly new 4-bedroom, 4-bathroom home with an office, offers 2,630 square feet of thoughtfully designed living space that effortlessly blends style, comfort, and functionality. Inside, you™ find premium tile flooring, plush carpeting with extra padding, plantation shutters on every window, and custom closet organizers in all bedrooms. The gourmet kitchen is a chef™s dream, featuring Wolf appliances, an Insta-hot water faucet, reverse osmosis water filtration, a designer faucet, and enhanced lighting. The kitchen opens seamlessly into the dining area and expansive family and living rooms—perfect for entertaining. The layout includes one bedroom and full bathroom on the main level, while the three upstairs bedrooms are all en-suites with walk-in closets. Each room also features upgraded Hawaiian Koa wood ceiling fans. The spacious upstairs laundry room is a must-see—bigger than you™d expect! Energy efficiency is top-notch with a fully paid-for Sunnova solar system, and a whole-house water softener adds another level of everyday luxury. Additional upgrades include a custom front door, premium interior door hinges, and high-end finishes throughout. But what truly sets this home apart is the outdoor living space. Step into a private



backyard oasis featuring a built-in barbecue island with sink and refrigerator, wood-burning pizza oven, cozy fire pit with custom wood seating, and a raised garden bed flourishing with lemon, avocado, and tangerine trees, plus seasonal tomatoes. The tiled patio is equipped with an overhead fan, ideal for relaxing or entertaining year-round. Unique to the neighborhood, the home offers unmatched privacy. The front yard is equally impressive with pollinator-friendly landscaping, accent tile, and elegant uplighting, giving the home standout curb appeal. The finished garage includes epoxy flooring, built-in cabinets, overhead storage, and houses the water softener system. Homes like this are a rare find—fully upgraded, meticulously maintained, and located just 10 minutes from downtown and the beach. The Farm community features a pool, spa, and low HOA with no Mello-Roos. Just bring your clothes, unpack, and start living your dream in this stunning home.

Built in 2022

Essential Information

MLS® #	OC25101927
Price	\$2,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,630
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Justin Green
Listing Office	Harcourts Prime Properties

Community Information

Address	32404 Old Sage Drive
Area	JS - San Juan South
Subdivision	The Farm
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Amenities	Controlled Access, Management, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Dog Park, Horse Trails
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Water Connected, Water Available
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Community, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s), Fire Detection System

Exterior

Exterior Features	Barbecue
Lot Description	Sprinkler System, Near Park
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	SixBurnerStove, Double Oven, Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Convection Oven, High Efficiency Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2

Stories Two

School Information

District Capistrano Unified

Additional Information

Date Listed May 15th, 2025

Days on Market 17

Short Sale N

RE / Bank Owned N

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