

# \$2,750,000 - 8 Capri, Laguna Niguel

MLS® #OC25105391

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## \$2,750,000

4 Bedroom, 3.00 Bathroom, 3,574 sqft  
Residential on 0 Acres

Palisades (LHP), Laguna Niguel,

A rare find in one of Laguna Niguel's most desirable neighborhoods, this Cape Cod-inspired home sits on a south-facing 10,000+ sq. ft. flat lot at the end of a quiet cul-de-sac, offering open canyon and mountain views. Designed for relaxed living and effortless entertaining, the resort-style backyard features a pool and spa, putting green, built-in BBQ with bar seating, covered dining patio, and cozy firepit lounge. Timeless architecture leads to sunlit interiors that blend classic charm with modern comfort, enhanced by the home's ideal orientation. A welcoming Dutch door entry opens to a spacious layout with hardwood floors, French doors, and large picture windows that bring the outdoors in. The interiors have been customized with architectural details, including arches, tray ceilings, and extensive use of moldings throughout, adding depth and character to each space. At the heart of the home is an expanded kitchen and adjoining family room—perfect for gatherings. The kitchen includes a generous center island, double refrigerator and freezer, gas cooktop, double ovens, walk-in pantry, breakfast nook, and versatile sit-down bar ideal for casual meals or serving buffet-style. The oversized family room impresses with a fireplace, built-in custom cabinetry, an overhead projector and screen, and plenty of space to lounge or host. The floor plan offers flexibility, with a main level bedroom and full bath, plus two oversized guest bedrooms upstairs, a versatile bonus



room (ideal as a 5th bedroom, office, media space or playroom), and a spacious primary suite. The primary bedroom includes a spa-style stone enhanced bathroom with soaking tub, a dual sink vanity, custom cabinetry, and two walk-in closets, while the adjoining retreat features a cozy fireplace and access to a private view deck. Additional highlights include a 3-car garage with ample storage + 240 outlet for EV's, cement board siding known for its fire-resistant qualities, and solar pool heatingâ€”enhancing efficiency and extending enjoyment of the resort-style outdoor space. The Palisades community is known for its generously sized home sites, low HOA dues, wide streets, and top-tier schools. Residents enjoy easy access to two community pocket parks, a nearby dog park, hiking, and biking trails within the nearby 16.5-acre Chapparosa Park, which provides a direct trail to Salt Creek Beach.

Built in 1989

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | OC25105391                     |
| Price          | \$2,750,000                    |
| Bedrooms       | 4                              |
| Bathrooms      | 3.00                           |
| Full Baths     | 3                              |
| Square Footage | 3,574                          |
| Acres          | 0.24                           |
| Year Built     | 1989                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Style          | Cape Cod, Traditional          |
| Status         | Closed                         |
| Listing Agent  | Giulietta Wilson               |
| Listing Office | Pacific Sotheby's Int'l Realty |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 Capri            |
| Area        | LNSLT - Salt Creek |
| Subdivision | Palisades (LHP)    |
| City        | Laguna Niguel      |
| County      | Orange             |
| Zip Code    | 92677              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Other   |
| Utilities      | Sewer Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 6   |
| Parking        | Driveway, Garage, Concrete, Direct Access, Garage Faces Front                                   |
| # of Garages   | 3   |
| Garages        | Driveway, Garage, Concrete, Direct Access, Garage Faces Front                                   |
| View           | Mountain(s), Canyon, Hills, Panoramic, Trees/Woods  |
| Has Pool       | Yes   |
| Pool           | In Ground, Private, Heated  |
| Security       | Smoke Detector(s), Carbon Monoxide Detector(s), Security System                                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Lighting  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Lawn, Sprinkler System, Yard |
| Windows           | Blinds, Double Pane Windows, Plantation Shutters                |
| Roof              | Tile  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Carpet, Wood  |
| Interior Features | Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Breakfast Area, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Pantry |
| Appliances        | Built-In Range, Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Vented Exhaust Fan, Double Oven  |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room, Gas, Electric, Primary Bedroom   |
| # of Stories      | 2   |

Stories Two

### **School Information**

|            |                    |
|------------|--------------------|
| District   | Capistrano Unified |
| Elementary | George White       |
| Middle     | Niguel Hills       |
| High       | Dana Hills         |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 14th, 2025 |
| Days on Market  | 4              |
| Zoning          | R-1            |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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