

# **\$8,995 - 28202 Via Del Mar, San Juan Capistrano**

MLS® #OC25110023

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## **\$8,995**

4 Bedroom, 4.00 Bathroom, 3,294 sqft

Residential Lease on 0 Acres

Campanilla, San Juan Capistrano,

Nestled in the serene hills of San Juan Capistrano, this exquisite end-unit property epitomizes Southern California living. With 3300 square feet of living space, this home offers four spacious bedrooms, four full baths, a home office, and an expansive upstairs loft, perfectly designed for relaxation and entertainment. Situated above the tee box for hole 14 of the San Juan Hills Golf Course, enjoy the stunning golf course, hillside, and pond views while offering a unique blend of privacy and accessibility. With new carpet and fresh interior paint, this property is turnkey and ready for you to move in. Tiled flooring runs throughout the downstairs area, enhancing the home's airy ambiance. The gourmet kitchen is a chef's delight, featuring custom cabinetry, a large center island, granite countertops, tiled backsplash, and stainless-steel GE Monogram appliances, including wine fridge. It opens to the eat-in and living areas, creating a perfect flow for entertaining. The downstairs area also includes a formal dining room, a home office, a family room, and a full bath, catering to all your living needs. Upstairs, the primary suite is a haven of tranquility with an oversized walk-in closet and an en suite master bath equipped with double vanities, a separate shower, and a soaker tub. Three additional bedrooms, a full bathroom, a spacious loft, and a separate laundry room with a washer and dryer complete the upper level. Outside, you'll be captivated by the private backyard oasis. The custom hardscaped patio features a built-in fire



pit and an outdoor kitchen, ideal for hosting gatherings year-round. The wrap-around lot combines a hardscaped and soft-scaped yard with artificial turf, providing ample outdoor play and relaxation space. This home is not only beautiful but also technologically advanced. Rooftop solar panels charge three Tesla Powerwalls, significantly reducing energy costs with an annual bill of around \$200. Additional features include a whole-house stereo system with speakers in every room, the garage, and the backyard. Smart thermostats and keypad entry for the front door and garage ensure modern convenience. The property is also equipped with Vivint security cameras and is ready to be reconnected by the tenant via a paid subscription. The three-car garage offers epoxied floors and ample storage with tons of overhead space, a storage closet, and two EV charging docks. Located close to St. Margarets School and historic downtown San Juan Capistrano.

Built in 2013

**Essential Information**

MLS® #	OC25110023
Price	\$8,995
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,294
Acres	0.13
Year Built	2013
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Lauren Cooper
Listing Office	Compass

## Community Information

Address	28202 Via Del Mar
Area	OR - Ortega/Orange County
Subdivision	Campanilla
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Pickleball, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available, Association Dues, Gardener
Parking Spaces	3
Parking	Garage, Electric Vehicle Charging Station(s)
# of Garages	3
Garages	Garage, Electric Vehicle Charging Station(s)
View	City Lights, Panoramic, Golf Course, Hills, Mountain(s), Pond
Pool	None
Security	Gated Community

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Barbecue, Rain Gutters
Lot Description	Lawn, Landscaped, Walkstreet, Yard, Back Yard, Corner Lot, Flag Lot, Near Park, On Golf Course, Street Level, Zero Lot Line
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Unfurnished, Entrance Foyer, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Breakfast Bar, Jack and Jill Bath, Loft, Storage, Walk-In Pantry, Wired for Data, Wired for Sound
Appliances	Double Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Dryer, Washer, Barbecue, Convection Oven, Freezer, Gas Water Heater, Range Hood, Tankless Water Heater, Water To Refrigerator

Heating	Central, Zoned
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	May 16th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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