

\$845,000 - 27121 Via Chiquero # C, San Juan Capistrano

MLS® #OC25126264

\$845,000

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0 Acres

San Juan Hills (JH), San Juan Capistrano,

Highly Upgraded Single-Level Home in 55+ San Juan Hills West! Beautifully remodeled and move-in ready, this 2 bedroom, 2 bathroom single-level home with a 2-car garage is located in one of San Juan Capistrano's most desirable 55+ communities. Designed for comfort and easy living, the spacious open floor plan features a large living room with a fireplace that flows seamlessly into the dining area and upgraded kitchen—complete with new appliances, custom cabinetry, and a convenient corner lazy Susan. Enjoy indoor laundry with washer and dryer on pedestals, full-length shelving, and a 2-car garage offering plenty of storage space. Recent upgrades include a brand-new A/C and heating system, new windows throughout, new refrigerator, range, dishwasher, water heater, and garbage disposal, as well as new carpeting in the guest bedroom. The renovated primary bathroom showcases high-end designer finishes, while three new ceiling fans with remotes enhance comfort throughout. Additional peace of mind comes from recently repaired and epoxy-coated sewer lines, backed by a 10-year warranty. Outdoor living is just as impressive, with a main patio off the kitchen and dining area that's perfect for entertaining, and a private patio off the primary bedroom that offers a peaceful retreat. The beautifully landscaped exterior features a rose garden and vibrant Japanese maples, with convenient guest parking just steps from the



front door. San Juan Hills West offers low HOA dues, access to a pool and spa, scenic walking paths, and active community social events—all with no Mello-Roos. Ideally located near San Juan Hills Golf Club and its award-winning restaurant and sports bar, this home is just minutes from historic downtown San Juan Capistrano, the Mission Basilica, shopping, dining, and the Amtrak/Metrolink station. With quick freeway access and proximity to Dana Point Harbor, San Clemente beaches, and coastal recreation, this home delivers the best of South Orange County living. An exceptional opportunity to enjoy comfort, quality, and lifestyle in a peaceful 55+ community!

Built in 1972

Essential Information

MLS® #	OC25126264
Price	\$845,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.03
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Darlene Jamroz
Listing Office	First Team Real Estate

Community Information

Address	27121 Via Chiquero # C
Area	OR - Ortega/Orange County
Subdivision	San Juan Hills (JH)
City	San Juan Capistrano
County	Orange

Zip Code 92675

Amenities

Amenities	Maintenance Front Yard, Pool, Trash
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Guest, On Site
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Guest, On Site
View	None
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, Fenced
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Exterior	Glass, Stucco, Block
Exterior Features	Rain Gutters
Lot Description	Level, Street Level, TwoToFiveUnitsAcre
Windows	Custom Covering(s), Double Pane Windows, Screens, Skylight(s)
Construction	Glass, Stucco, Block
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Water Heater, Dryer, Washer, Free-Standing Range
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
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Additional Information

Date Listed May 7th, 2025

Days on Market 16

Short Sale N

RE / Bank Owned N

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