

\$6,500 - 28181 Via Del Mar, San Juan Capistrano

MLS® #OC25132068

\$6,500

4 Bedroom, 3.00 Bathroom, 3,079 sqft

Residential Lease on 0 Acres

San Juan Hills (JH), San Juan Capistrano,

Welcome to Luxury Living in the Prestigious Campanilla Community

Nestled behind the gates of San Juan Hills Estates, this exceptional residence offers the perfect blend of privacy, modern comfort, and timeless elegance. A gated courtyard and charming arched front doors welcome you into expansive living and dining spaces, featuring high ceilings and rich wood flooring.

The open-concept family room and gourmet kitchen are ideal for both everyday living and entertaining. Enjoy stainless steel appliances, a large center island perfect for gathering, and a cozy breakfast nook. A warm fireplace anchors the family room, which flows seamlessly to a beautifully landscaped backyard with mature fruit trees and ample space for play and entertaining.

A highly sought-after main-floor bedroom and full bathroom provide the perfect setup for guests or a home office. Upstairs, the spacious primary suite is a serene retreat with a spa-inspired bath, deep soaking tub, dual vanities, and a walk-in closet with custom built-ins. Two additional bedrooms share a Jack-and-Jill bathroom, and a versatile loft offers flexible living options—ideal for a media room, gym, or second office.

Additional highlights include:

Owned solar system,



Tesla charging station (EV compatible),

Enhanced custom lighting throughout, and

Upgraded kitchen finishes.

Ideally located minutes from historic downtown San Juan Capistrano, the Los Rios District, and the new River Street Market, with easy access to world-class beaches and luxury coastal resorts.

Whether you're seeking entertainment, adventure, or a peaceful retreat, this stunning home truly has it all.

Built in 2013

Essential Information

MLS® #	OC25132068
Price	\$6,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,079
Acres	0.11
Year Built	2013
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Serena Robinett
Listing Office	First Team Real Estate

Community Information

Address	28181 Via Del Mar
Area	OR - Ortega/Orange County
Subdivision	San Juan Hills (JH)
City	San Juan Capistrano

County	Orange
Zip Code	92675

Amenities

Amenities	Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Sewer, Phone Connected
Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Hills
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Garden, Lawn, Street Level
Windows	Blinds, Custom Covering(s), Screens
Roof	Tile
Construction	Stucco

Interior

Interior	Carpet, Wood
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s), Jack and Jill Bath, Recessed Lighting, Stone Counters, Storage
Appliances	Built-In Range, Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Ambuehl

Middle	Marco Forester
High	San Juan Hills

Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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