

\$1,200,000 - 32101 Via Flores # 76, San Juan Capistrano

MLS® #OC25152699

\$1,200,000

2 Bedroom, 2.00 Bathroom, 1,674 sqft

Residential on 9 Acres

Mesa Verde (MSV), San Juan Capistrano,

This is the one you've been waiting for! Located in the heart of historic San Juan Capistrano, this spacious Single-Level end-unit garden home offers a premier golf course location with sweeping views of the 12th fairway, 16th tee, and the iconic Mission San Juan Capistrano.

Enter through a private gated courtyard into a light-filled, open-concept layout with vaulted ceilings and luxury vinyl flooring. The remodeled kitchen features granite countertops, a custom stone backsplash, stainless steel appliances, and a convenient pass-through to the dining area with a built-in storage bench. With 2 bedrooms, 2 bathrooms, plus a generously sized den that can easily serve as a 3rd bedroom, this home is both versatile and stylish. The primary suite offers dual vanities, a soaking tub, step-in shower, dual closets, and sliding doors that lead directly to the serene back patio. The second bedroom opens to the private courtyard—perfect for guests or a home office. Recent upgrades include: dual-pane windows with plantation shutters, PEX plumbing, newer HVAC, and water heater. Additional highlights include an inside laundry area and an attached two-car garage. Enjoy the tranquil, resort-like setting with two community pools and spas, meandering walking paths, and manicured grounds. Just minutes from world class golf courses, beaches, resorts and restaurants, hiking & biking trails, downtown San Juan Capistrano,



the Los Rios District, Dana Point Harbor, and easy freeway/toll road access. No Mello-Roos and no age restrictions. This is a rare opportunity to own a move-in ready home in one of South Orange County's most desirable communities. WELCOME HOME!

Built in 1985

Essential Information

MLS® #	OC25152699
Price	\$1,200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,674
Acres	9.14
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Traditional, Patio Home
Status	Closed
Listing Agent	Ken Crane
Listing Office	First Team Real Estate

Community Information

Address	32101 Via Flores # 76
Area	OR - Ortega/Orange County
Subdivision	Mesa Verde (MSV)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener,

	Guest, Side By Side
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Guest, Side By Side
View	Golf Course
Has Pool	Yes
Pool	Association, Fenced
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, On Golf Course
Windows	Double Pane Windows, Plantation Shutters, Screens, Bay Window(s), Skylight(s)
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Stone, Tile, Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Unfurnished
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Ambuehl
Middle	Marco Forester
High	San Juan Hills

Additional Information

Date Listed	July 7th, 2025
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Days on Market	36
Short Sale	N
RE / Bank Owned	N

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