

# **\$1,125,000 - 27237 Via Capri, San Juan Capistrano**

MLS® #OC25152966

**\$1,125,000**

3 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 5 Acres

Mesa Vista Townhomes (MVI), San Juan Capistrano,

Hear the Mission Bells and enjoy the cool Coastal Breezes from this upgraded 3 bed | 2 bath + loft townhome in the sought-after community of Mesa Vista in beautiful San Juan Capistrano. Ideally situated in a private, interior location, this home lives like a single level with all the bedrooms on the main floor and a spacious, flexible layout throughout. Step through the gated front courtyard into an open living area filled with natural light and accented with a gas fireplace and tile floors. Sliding glass doors lead to a beautifully landscaped wraparound patio with golf course, city lights, and Mission views—perfect for indoor/outdoor living. Custom built outdoor kitchen and grill area includes a stainless gas barbecue, refrigerator and custom drawers and makes this back yard a perfect place to entertain. Spacious, comfortable and with room for multiple seating areas, it is the perfect spot to enjoy sunset views looking out to the historic San Juan Capistrano Mission. The interior kitchen is upgraded with granite countertops, wood cabinetry, recessed lighting, tile flooring and at counter seating and is open to the eating nook with patio access. Separate dining room offers the perfect entertaining area or it can be an ample flex space for more modern use of space. All 3 bedrooms are located on the main floor which allows for ultimate single level living. Main-floor primary suite offers a private patio and a renovated en-suite bath with step-in shower, custom vanity, tile flooring, and walk in closet.



Two secondary bedrooms are large enough for queen sized beds and a large loft provides space for guests, a home office, or bonus area. Other highlights include an attached 2-car garage with direct access, garage overhead storage, washer and dryer, newer air conditioner (2023), furnace (2023), newer window shades (2023), modern light fixtures (2025), bathroom fixtures (2025), newer interior paint and carpets (2022). Nestled in the rolling hills of historic San Juan Capistrano, Mesa Vista offers 3 pools/spas, and optional RV parking. Enjoy the lifestyle this home offers being just minutes away from award-winning schools, shopping, hiking trails, world-class beaches, fine dining, equestrian facilities, golf courses, and the charming downtown area. All this and easy freeway access! WELCOME HOME!

Built in 1990

## Essential Information

MLS® #	OC25152966
Price	\$1,125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	5.20
Year Built	1990
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Francisca Rio Fuentes
Listing Office	First Team Real Estate

## Community Information

Address                    27237 Via Capri

Area	OR - Ortega/Orange County
Subdivision	Mesa Vista Townhomes (MVI)
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Pool, Picnic Area, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Available, Underground Utilities
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Front
View	Mountain(s), Neighborhood, City Lights, Golf Course, Hills, Park/Greenbelt
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Yard, Near Park, Sprinklers In Rear
Windows	Roller Shields, Screens, Skylight(s)
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, All Bedrooms Down, Breakfast Area, High Ceilings, Loft, Open Floorplan, Pantry, Two Story Ceilings, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Dryer, Washer, Free-Standing Range, Gas Oven, Self Cleaning Oven, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	June 30th, 2025
Days on Market	59
Short Sale	N
RE / Bank Owned	N

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