

\$1,550,000 - 25632 Purple Sage Lane, San Juan Capistrano

MLS® #OC25160974

\$1,550,000

3 Bedroom, 2.00 Bathroom, 1,773 sqft
Residential on 0 Acres

Capistrano Heights (CHT), San Juan Capistrano,

Welcome to 25632 Purple Sage Ln, an elevated retreat nestled in the hills of Capistrano Heights offering beautiful ocean views from the backyard, balcony, kitchen, and guest bedroom. With 1,773 sq ft of interior living space, this 3-bedroom, 2-bath home sits on a 7,245 sq ft lot with towering palm trees, manicured hedges, and an extra-long driveway ideal for potential RV or boat parking. Step through the double front doors into a dramatic entry with soaring ceilings and natural light pouring into the family and dining rooms, complete with a cozy fireplace. The kitchen features a charming bay window framing coastal views, wood-beamed tray ceilings, freshly painted cabinetry, recessed lighting, a new dishwasher, and a walk-in pantry. Two bedrooms are located on the main floor, including a spacious primary suite with dual mirrored closets and an en-suite bath with walk-in shower. The guest room offers direct patio access and stunning backyard views with ocean vistas. A fully remodeled hall bath showcases a walk-in shower with ceramic tile and river rock design, shaker-style vanity, granite counter, and ceramic tile flooring. Upstairs, a third bedroom with wood-beamed ceilings and mirrored closet doors opens to an expansive balcony with glass railing, ocean views, and a staircase that connects to the backyard. Additional highlights include new paint and baseboards, new luxury vinyl plank and carpet floors, new light fixtures and solar panels. The wraparound concrete patio,



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grassy yard, and no rear neighbors create a peaceful and private outdoor escape—just 2.5 miles from Dana Point Harbor and Doheny State Beach. This is the best of coastal living in South Orange County.

Built in 1971

Essential Information

MLS® #	OC25160974
Price	\$1,550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,773
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Patio Home
Status	Closed
Listing Agent	Marcos Orozco
Listing Office	The Listing House

Community Information

Address	25632 Purple Sage Lane
Area	DO - Del Obispo
Subdivision	Capistrano Heights (CHT)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, Door-Single, Driveway Level, RV Potential
# of Garages	2

Garages	Direct Access, Garage Faces Front, Garage, Door-Single, Driveway Level, RV Potential
View	City Lights, Neighborhood, Ocean
Pool	None

Exterior

Exterior	Stucco, Concrete, Drywall
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Street Level, Yard
Windows	Bay Window(s)
Roof	Tile
Construction	Stucco, Concrete, Drywall
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Cathedral Ceiling(s), Eat-in Kitchen, Tray Ceiling(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Del Obispo
Middle	Marco Forester
High	San Juan

Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-1
Short Sale	N

RE / Bank Owned N

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