

# **\$2,700,000 - 30431 Via Festivo, San Juan Capistrano**

MLS® #OC25171111

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## **\$2,700,000**

3 Bedroom, 3.00 Bathroom, 3,222 sqft

Residential on 0 Acres

Marbella Estates Custom (MBC), San Juan Capistrano

Beautiful Golf course Hill view home located on the 13th Fairway in the prestigious Marbella Country Club community. This Mediterranean-inspired golf course estate offers 3 bedrooms+Library/Den, 3 bathrooms. Approximately 3,300 square feet of elegantly appointed living space. This home has sweeping views of the manicured fairways and hills. This home is designed to celebrate seamless indoor-outdoor living. The spacious backyard features a built-in fireplace, BBQ, stone pavers, and multiple inviting seating areas—ideal for both relaxed lounging and upscale entertaining.

Inside, soaring vaulted ceilings and abundant natural light create an airy, sophisticated ambiance. Formal living room with fireplace and Dining Room. The chef's kitchen is equipped with high-end appliances and opens to view the Family room and country kitchen, perfect for everyday comfort and gatherings alike. A versatile library/den offers space for a home office, gym, or guest retreat. The spacious private primary suite serves as a serene escape, with luxurious finishes and tranquil views. Two primary master baths, a walk-in closet. Laundry room, central vacuum, water softener system, 3-car garage.

All of this is complemented by Marbella's™ coveted lifestyle. Private membership available to purchase separately, including golf, tennis, pool, gym, clubhouse, and more—making this an exceptional opportunity in one of San Juan Capistrano's™ most desirable enclaves.



Built in 1990

## Essential Information

MLS® #	OC25171111
Price	\$2,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,222
Acres	0.24
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Pk Brief
Listing Office	Coldwell Banker Realty

## Community Information

Address	30431 Via Festivo
Area	JN - San Juan North
Subdivision	Marbella Estates Custom (MBC)
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Clubhouse, Sport Court, Golf Course, Pool, Spa/Hot Tub, Tennis Court(s), Guard
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side, Door-Multi
# of Garages	3
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side, Door-Multi
View	Hills, Panoramic, Golf Course

Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Sprinklers Timer, Sprinkler System, Yard, Lawn
Roof	Clay

## Interior

Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, All Bedrooms Up, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	July 30th, 2025
Days on Market	43
Short Sale	N
RE / Bank Owned	N

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