

# \$1,575,000 - 70 Plaza Cuesta, San Juan Capistrano

MLS® #OC25185867

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## \$1,575,000

2 Bedroom, 3.00 Bathroom, 2,704 sqft  
Residential on 0 Acres

Marbella Golf Villas (MGV), San Juan Capistrano,

Located within the guarded gates of Marbella Country Club, this highly coveted, single story villa is one of only twelve units offering 2700 square feet, with an attached garage. As you enter the front door, you step into a home with impressive, soaring ceilings with lots of light and expansive floorplan. Freshly painted and brand new windows throughout, this property is enhanced with new LED lighting. The open layout provides both space and elegance. The grand primary suite includes a private sitting retreat with a cozy fireplace, a deck, and tranquil golf course and hillside views. Its spacious bathroom features a soaking tub, step-in shower, dual vanities, and an oversized walk-in closet. An additional guest suite with an ensuite bath, a versatile office or den, convenient inside laundry, and a private two-car garage with direct access complete the main layout. At the heart of the home, a striking fireplace anchors the elegant living room, flowing seamlessly into a sunlit reading alcove surrounded by windows and next to the spacious dining room area. The large kitchen includes a center island, breakfast nook, counter seating, stainless steel KitchenAid appliances, and abundant storage. Additional highlights include new plank flooring, designer carpeting, and recent upgrades such as a new AC condenser, furnace, and hot water heater. As a resident of Marbella Golf Villas, you have the option to join the Marbella Golf & Tennis Country Club, granting access to a championship golf course, tennis courts, a



state-of-the-art fitness center, a junior Olympic-sized swimming pool, and elegant clubhouse dining. This exclusive, guard-gated community offers 24-hour security and is just minutes from the historic charm of downtown San Juan Capistrano, the newly developed River Walk, boutique shopping, renowned dining, and cultural landmarks.

Built in 1994

## Essential Information

MLS® #	OC25185867
Price	\$1,575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,704
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Lorraine Mcdaniel-rausch
Listing Office	StarFire Real Estate Corp.

## Community Information

Address	70 Plaza Cuesta
Area	JN - San Juan North
Subdivision	Marbella Golf Villas (MGV)
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Maintenance Grounds, Pets Allowed, Guard, Maintenance Front Yard, Pet Restrictions, Security
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Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	Golf Course, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Guard, 24 Hour Security, Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Plantation Shutters, Screens
Roof	Tile

## Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Tile Counters, All Bedrooms Down, Balcony, Eat-in Kitchen, Granite Counters, Unfurnished
Appliances	Dishwasher, Gas Oven, Refrigerator, Built-In Range, Self Cleaning Oven, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	August 19th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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