

# **\$4,200 - 31962 Via La Plata, San Juan Capistrano**

MLS® #OC25220904

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## **\$4,200**

3 Bedroom, 2.00 Bathroom, 1,736 sqft  
Residential Lease on 0 Acres

San Juan Hills East (HE), San Juan Capistrano,

Welcome to 31962 Via La Plata, located in the exclusive and serene lifestyle in the San Juan Hills East Community, which is a 55+ community that cherishes its residents. This fantastic single story floor plan encompasses 1736 square feet showcasing 3 bedrooms ( one currently used as an office ) and 2 bathrooms. This wonderful model presents a seamless blend of comfort and elegance, which isn't just spacious but smartly designed to enhance daily living with it's thoughtful features like the office-ready bedroom and the chef-friendly kitchen. This is the most popular floor plan in the neighborhood where you have a double door entry leading to a grand foyer, which sets the stage for the rest of this beautiful home. A spacious living room with a fireplace, garden window, and an inviting dining room open to a spacious kitchen with abundant counter space for the chef in your family. The sliding door leads to a wonderful entertaining patio. This amazing home features a large inside laundry area with linen cabinets. The primary bedroom suite can qualify as a retreat and is extremely spacious featuring a walk in closet and a private patio. This property has a a lovely location and the 2 car garage is close to the house with lots of storage. This is a rare opportunity to lease a single family residence offering a spacious floor plan with a great location. This is a lifestyle waiting to be embraced. Don't let this opportunity pass you by!



Built in 1977

## Essential Information

MLS® #	OC25220904
Price	\$4,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,736
Acres	0.03
Year Built	1977
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carole Oberto
Listing Office	Coldwell Banker Realty

## Community Information

Address	31962 Via La Plata
Area	OR - Ortega/Orange County
Subdivision	San Juan Hills East (HE)
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, Water Connected, Association Dues
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Street Level
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## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	September 20th, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

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