

# **\$2,250,000 - 32022 Via Buho, Coto de Caza**

MLS® #OC25223209

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## **\$2,250,000**

5 Bedroom, 4.00 Bathroom, 4,200 sqft  
Residential on 0 Acres

Village (TV), Coto de Caza,

Tucked into the rolling hills of Coto de Caza, 32022 Via Buho is a 5-bedroom, 4-bathroom retreat that blends timeless Craftsman charm with modern comfort—creating a home that feels as warm as it is luxurious.

From the moment you arrive, the oversized driveway and three-car garage offer a rare sense of space and ease in The Village. Step through the welcoming Dutch door into a light-filled interior, where soaring wood-beamed ceilings and expansive windows frame the natural beauty of the surrounding countryside.

The kitchen is both stylish and functional, featuring custom cabinetry, quality appliances, and a charming breakfast nook with built-in banquette seating—the perfect place to start your day. Just a few steps down, the dining room sets the stage for elegant gatherings, while the living areas flow effortlessly for both entertaining and everyday comfort.

Thoughtfully designed spaces throughout the home offer flexibility for modern living. A main-level bedroom provides comfort and convenience for guests, while upstairs, two additional bedrooms and a view-filled office create a peaceful retreat. The lower level is devoted entirely to the primary suite—a true sanctuary with a spacious layout, cozy sitting area, private alcove for work or reading, and a spa-inspired bath designed for relaxation.



Outdoors, the terraced yard invites you to entertain, garden, or simply take in the serene hillside views. Every detail speaks to quality and craftsmanship—from the copper fireplace to the custom floor plan—all wrapped in the privacy and tranquility of The Village.

Offered in The Village of Coto de Caza, where character, nature, and timeless design come together to create a community unlike any other.

Built in 2004

**Essential Information**

MLS® #	OC25223209
Price	\$2,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Square Footage	4,200
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	John Russell
Listing Office	Pacific Sotheby's Int'l Realty

**Community Information**

Address	32022 Via Buho
Area	CC - Coto De Caza
Subdivision	Village (TV)
City	Coto de Caza
County	Orange
Zip Code	92679

**Amenities**

Amenities	Sport Court, Dog Park, Horse Trails, Management, Picnic Area, Playground, Guard, Security, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Canyon, Hills, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s), Security Guard

## Exterior

Lot Description	Yard
Windows	Custom Covering(s)

## Interior

Interior	Carpet, Stone, Tile
Interior Features	Built-in Features, Breakfast Area, Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Heater
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	3
Stories	Three Or More

## School Information

District	Capistrano Unified
Elementary	Tijeras Creek
Middle	Las Flores
High	Tesoro

## Additional Information

Date Listed                      September 21st, 2025

Short Sale                      N

RE / Bank Owned              N

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