

\$3,345,000 - 30981 Via Mirador, San Juan Capistrano

MLS® #OC25225660

\$3,345,000

4 Bedroom, 5.00 Bathroom, 4,039 sqft

Residential on 0 Acres

Marbella Estates Custom (MBC), San Juan Capistrano

Experience refined living in this golf course estate, nestled on the 6th hole of the prestigious Marbella Country Club. This exquisitely updated residence blends timeless elegance with modern comfort. A gracious inviting foyer introduces the home, leading to a sun-drenched formal living room where expansive windows and high ceilings create a light filled, welcoming ambience. Adjacent is an elegant dining area, perfect for memorable gatherings and seamlessly flowing outdoors to the poolside oasis. The thoughtfully designed chef's kitchen showcases an expansive island with ample seating for casual dining, quartz countertops, premium stainless appliances, custom cabinetry and a bright breakfast nook overlooking pool and golf course views. The kitchen extends into the informal living area anchored by a sophisticated bar for effortless entertaining. The oversized primary suite serves as a private sanctuary, featuring a cozy double-sided fireplace, spa inspired bath with soaking tub and dual head shower, generous walk-in closet, and private balcony with sweeping views. Two additional bedrooms in the main house - or an optional office and bedroom - share a beautiful Jack-and-Jill bath. Resort-style outdoor living includes a sparkling pool and spa with waterfall, built in BBQ and bar, and a covered area with fireplace - all framed by fairway views. The detached casita/guest house above the second 2 car garage - perfect for golf cart parking - offers its own entrance, private bath with washer/dryer



and balcony - ideal for guests or multi-generational living. A truly exceptional residence offering luxury, comfort, and an unparalleled golf-course lifestyle.

Built in 1990

Essential Information

MLS® #	OC25225660
Price	\$3,345,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,039
Acres	0.23
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Shannon Fascitelli
Listing Office	Engel & Volkers Dana Point

Community Information

Address	30981 Via Mirador
Area	JN - San Juan North
Subdivision	Marbella Estates Custom (MBC)
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Amenities	Pool, Spa/Hot Tub, Pickleball, Sauna
Utilities	Water Connected, Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Driveway, Garage, Direct Access, Garage Door Opener
# of Garages	4

Garages	Driveway, Garage, Direct Access, Garage Door Opener
View	Golf Course, Pool
Has Pool	Yes
Pool	In Ground, Private, Association, Gas Heat, Gunite, Waterfall
Security	Gated with Guard, Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	Front Yard, Landscaped, Yard, Close to Clubhouse, Lawn, On Golf Course, Sprinkler System
Windows	Double Pane Windows, Plantation Shutters
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Up, Entrance Foyer, Walk-In Closet(s), Balcony, Breakfast Area, Cathedral Ceiling(s), High Ceilings, Jack and Jill Bath, Primary Suite, Quartz Counters, Recessed Lighting
Appliances	SixBurnerStove, Dishwasher, Disposal, Microwave, Refrigerator, Barbecue, Dryer, Free-Standing Range, Gas Oven, Gas Range, Range Hood, Self Cleaning Oven, Tankless Water Heater, Washer, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom, Family Room, Gas, Outside
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Ambuehl
Middle	Marco Forester
High	San Juan Hills

Additional Information

Date Listed	September 29th, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

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