

\$1,499,900 - 25571 Via Inez, San Juan Capistrano

MLS® #OC25226264

\$1,499,900

3 Bedroom, 2.00 Bathroom, 1,656 sqft
Residential on 0 Acres

Capistrano Heights (CHT), San Juan Capistrano,

Remarkable opportunity to reside in the coastal cool community of Capistrano Heights.

This beautiful home carries a mediterranean vibe through-out and was remodeled down to the studs in 2012. From the curb, the no expense spared is immediately noticed, and it's here you'll find the oversized dark walnut stained entry door with glass in-lay surround with wrought-iron design providing the ability to enjoy the benefits of the coastal breeze. Upon entering, the sun drenched entry boasts, compliments of the large skylights. Going through the home, the dark walnut frames, solid wood stained doors, and baseboards accent the wrought-iron details found in the upscaling lighting. The living room with large picture windows brings in the blue sky with open air views. As well as a luxury earthy feel with a custom rock wall and cozy fireplace. At the heart of the home, the kitchen features rich cabinetry, granite counters, and high end stainless steel appliances. Here you'll find entertaining a breeze with generously sized peninsula opening to the dining area and leading to your backyard oasis. The expansive patio with a custom stone fireplace and a grill master's BBQ dream is part of this large backyard's appeal. The mature landscaping with numerous fruit trees, upgraded vinyl fencing, and shed complete the space making it both stunning, private and functional for every-day life. The bedrooms are generously sized and all feature updated ceiling fans. The 3rd room is easily converted



to a bedroom with a reinstated closet. The primary suite features a bathroom with a spa-like shower experience and carries on the mediterranean vibe with artisan tile accents and rich-colored cabinetry. The home provides peace of mind and low cost energy provided by the owned solar panels with battery back-up, tankless water heater with circulation pump, dual pane windows/sliders, epoxy lined/replaced sewer pipes, whole house fan, IOT smart switches, and newer HVAC with smart thermostat and replaced roof in 2012. Enjoy the coastal life, living only 2 miles away from Doheny Beach and Dana Point Harbor and only 2 mile from downtown San Juan Capistrano This home is more than a place to live -- it's where every thoughtful detail and exceptional location elevates lifestyle.

Built in 1969

Essential Information

MLS® #	OC25226264
Price	\$1,499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,656
Acres	0.18
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brooke Chik
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	25571 Via Inez
Area	DO - Del Obispo
Subdivision	Capistrano Heights (CHT)

City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Yard
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Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down
Appliances	Dryer, Washer
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Del Obispo
Middle	Marco Forester
High	San Juan Hills

Additional Information

Date Listed	August 24th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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