

\$2,200,000 - 31011 Via Cristal, San Juan Capistrano

MLS® #OC25230875

\$2,200,000

5 Bedroom, 3.00 Bathroom, 3,181 sqft

Residential on 0 Acres

Other, San Juan Capistrano,

Seize a rare opportunity to own a slice of San Juan Capistrano's storied charm with this custom-built, Cape Cod-inspired masterpiece, constructed in 2001 and featured in People Magazine and numerous commercials.

Nestled behind a classic white picket fence, this iconic home is framed by mature trees, a 1920s original stone wall, and a sprawling 6+ car driveway. A welcoming front porch swing and distinctive red door set the tone for San Juan Capistrano living at its finest. Step inside to discover newly installed hardwood floors and fully renovated bathroom into an open-concept living area. The revamped family room boasts a beautifully restored fireplace with surround sound, seamlessly connecting to a gourmet kitchen designed for culinary enthusiasts. The kitchen shines with quartz countertops, a Viking range, a Vinotemp wine fridge, a pot filler, and gorgeous shaker style cabinets.

Upstairs, four bedrooms await, including a spacious master suite with his-and-hers closets, dual vanities with quartz countertops, and a free standing beautifully appointed free standing tub. Recent renovations include modernized bathrooms, a fully upgraded laundry room, new air conditioning with updated ducting, and energy-efficient dual-pane windows. Ceiling fans and abundant storage add practicality to the home's timeless elegance, all without the burden of HOA fees or Mello Roos. Set on a flat, 10,000-square-foot lot, the expansive



backyard is an entertainer's dream, complete with a newly added deck, a charming chicken coop, and an orchard of fruit and nut trees. Rarely do opportunities like this arise to own a historic yet modernized home that blends coastal elegance with unmatched functionality in the heart of San Juan Capistrano.

Built in 2001

Essential Information

MLS® #	OC25230875
Price	\$2,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,181
Acres	0.24
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carrie Gilmore
Listing Office	Compass

Community Information

Address	31011 Via Cristal
Area	OR - Ortega/Orange County
Subdivision	Other
City	San Juan Capistrano
County	Orange
Zip Code	92675

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage

View	Trees/Woods
Pool	None

Exterior

Lot Description	Front Yard, Garden, Sprinkler System, Street Level, Lawn, Yard
-----------------	--

Interior

Interior Features	Bedroom on Main Level, Primary Suite
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	October 2nd, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 27th, 2026 at 6:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.