

# **\$1,399,000 - 25572 Purple Sage Lane, San Juan Capistrano**

MLS® #OC25245197

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## **\$1,399,000**

3 Bedroom, 2.00 Bathroom, 1,568 sqft  
Residential on 0 Acres

Capistrano Heights (CHT), San Juan Capistrano,

Extraordinary opportunity to own a delightful single-level home in one of San Juan Capistrano's most coveted neighborhoods. This classic, charming residence features 3 generously sized bedrooms and 2 bathrooms, situated on an elevated 8,625 sq. ft. corner lot that captures the essence of classic California living. The property offers a spacious wraparound yard and deck, providing ample outdoor space for relaxation and entertainment, all while enjoying the surrounding hills and ocean coastline view that offer a stunning backdrop for your daily life. Enjoy the mid-century look or take advantage of the limitless potential for personalization, making it ideal for those eager to infuse their unique style into a space that is perfectly positioned for growth and development. Enjoy the convenience of being minutes away from some of the world's most beautiful beaches, an array of shopping options, vibrant theaters, exquisite dining, and the lively new River Street Marketplace, or discover the hidden gems of Old Town San Juan. This home places you at the heart of it all. Seize the opportunity to invest just ahead of the highly anticipated redevelopment of Dana Point Harbor—this is the moment to make your move! All this and the added benefit of no HOA fees. Do not let this rare coastal gem slip away. Schedule your showing today and step into a life of seaside charm and endless possibilities!



Built in 1970

## Essential Information

MLS® #	OC25245197
Price	\$1,399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.20
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Leslie Leath
Listing Office	O'Donnell Real Estate

## Community Information

Address	25572 Purple Sage Lane
Area	DO - Del Obispo
Subdivision	Capistrano Heights (CHT)
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Asphalt, Concrete, Driveway, Paved
# of Garages	2
Garages	Garage, Asphalt, Concrete, Driveway, Paved
View	City Lights, Coastline, Hills, Ocean, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Concrete, Drywall, Glass, Plaster
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Sprinklers In Front,

	Sprinklers On Side, Sprinkler System, Yard, ZeroToOneUnitAcre
Construction	Concrete, Drywall, Glass, Plaster
Foundation	Slab

### **Interior**

Interior	Carpet, Tile, Vinyl
Interior Features	Walk-In Closet(s), All Bedrooms Down, Breakfast Bar, Recessed Lighting, Tile Counters
Appliances	Dryer, Washer, Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central, Fireplace(s)
Cooling	None
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	October 17th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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