

# **\$1,375,000 - 27485 Paseo Amador, San Juan Capistrano**

MLS® #OC25263723

**\$1,375,000**

4 Bedroom, 3.00 Bathroom, 1,962 sqft

Residential on 1 Acres

Loma Vista (LOV), San Juan Capistrano,

Hear the Mission Bells Ring and Feel the Cool Coastal Breezes in this gorgeous home perched high in the hills above historic San Juan Capistrano. This functional 3-bedroom, 2 1/2 bathroom plus converted loft bedroom, detached residence features a Main-Floor Primary Suite for ultimate convenience. Step inside to separate living and dining rooms with a custom-built bar, along with a cozy office space just off the kitchen. The chefâ€™s kitchen impresses with a professional-grade Thermador range, hood and refrigerator, custom cabinetry, dual dishwashers, warming drawer, and a generous walk-in pantry. From your backyard, take in unparalleled views of the hills, mountains, and the iconic Mission and Basilicaâ€”complete with young fruit trees, beautiful palms, covered patio, interlocking pavers and your own private spa. Upstairs offers spacious secondary bedrooms and an additional bedroom created from the converted loft. Recently refreshed with new paint and carpet, new main level wood floors, floating bamboo floors in secondary bedrooms, built in coffee bar, recently upgraded bathrooms, this bright and airy home features a welcoming living room with a charming fireplace. Additional highlights include full-home PEX repipe, dual pane Milgard windows, full house security system, custom built in primary bedroom walk-in closet, direct garage access, and ample parking with both a driveway and a 2-car garage. Perfect for entertaining, the expansive backyard is ideal for gatherings



while enjoying spectacular sunset views. The home is also moments from the community pool, spa, and large greenbelt/park. Located on one of the most desirable cul-de-sacs in Loma Vista, you'll enjoy both privacy and exceptional vistas. Nestled in the rolling hills of historic San Juan Capistrano, Loma Vista offers easy freeway access and optional RV parking, and is just minutes to award-winning schools, shopping, hiking, world-class beaches, fine dining, equestrian facilities, golf courses, and the charm of downtown. With low HOA and no Mello-Roos, this is truly a special place to call home.

Built in 1989

## Essential Information

MLS® #	OC25263723
Price	\$1,375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,962
Acres	1.35
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Colleen Crane
Listing Office	First Team Real Estate

## Community Information

Address	27485 Paseo Amador
Area	OR - Ortega/Orange County
Subdivision	Loma Vista (LOV)
City	San Juan Capistrano
County	Orange

Zip Code 92675

## Amenities

Amenities	Pool, Spa/Hot Tub, RV Parking
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Front, RV Access/Parking
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Front, RV Access/Parking
View	City Lights, Hills, Mountain(s), Neighborhood, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Near Park, Zero Lot Line
Windows	Double Pane Windows, Screens, Skylight(s)
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood, Stone
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Unfurnished, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Bar, Built-in Features, High Ceilings, Main Level Primary, Pantry, Stone Counters, Two Story Ceilings
Appliances	SixBurnerStove, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Built-In Range, Double Oven, Electric Cooktop, Indoor Grill, Range Hood, Self Cleaning Oven, Warming Drawer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	November 20th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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