

\$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 chef'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 Basilica—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, youâ€™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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