

# **\$3,588,000 - 30611 Via Ventana, San Juan Capistrano**

MLS® #WS25000311

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## **\$3,588,000**

5 Bedroom, 6.00 Bathroom, 5,018 sqft  
Residential on 0 Acres

Marbella Estates Custom (MBC), San Juan Capistrano,

Motivated Seller!!! Magnificent Mediterranean Style Fully Upgraded Luxurious Custom-built Residence in the Prestigious 24-hour Guard-gated Marbella Country Golf Club Community of San Juan Capistrano. With Panoramic City and Mountain Views, located on a Cul-De-Sac street and no homes in front of the estate. Spanning almost 5,018 square feet on an expansive 10,500 square foot lot, this luxurious pool home is a perfect blend of elegance and comfort. Beautiful rose garden and double waterfall pool in the front yard! This stunning property features 5 spacious bedrooms and 6 bathrooms. Grand spiral staircase and chandelier in the entry, Bright Open floor plan, 2-Story High ceiling Living room with fireplace. Floor-to-ceiling windows provide plenty of natural light and views of the spectacular pool, spa, patio and BBQ area. Spacious Luxurious Gourmet Kitchen with large center island, Viking appliances including double stove and dishwasher. Family room with large wet bar. The open-concept layout seamlessly connects the gourmet kitchen, formal dining area, and grand living room, making it perfect for entertaining. First floor Office with built-in closets and its own bathroom (can be used as a bedroom). Upstairs features 4 Bedrooms and 3 Bathrooms, ensuring multi-functioning and ultimate convenience. Huge master suite with enclosed balcony overlooking the backyard and beautiful sunsets. Master bathroom with double sinks, steam sauna and walk-in closet!



There is also a bathroom next to the pool/spa, rock pool, spa with waterfall, BBQ area and more. 28 Panel Solar System paid off. Double glazed windows, internal intercom, garage built-ins and cabinets. One car garage enclosed with a separate air conditioning system perfect for a card room! With Numerous Upgrades throughout, this home is a Truly Must-See!!

Built in 1990

### Essential Information

MLS® #	WS25000311
Price	\$3,588,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,018
Acres	0.24
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Jane Chen
Listing Office	Pinnacle Real Estate Group

### Community Information

Address	30611 Via Ventana
Area	JN - San Juan North
Subdivision	Marbella Estates Custom (MBC)
City	San Juan Capistrano
County	Orange
Zip Code	92675

### Amenities

Amenities	Controlled Access, Guard, Security
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Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Concrete, Door-Multi, Garage Faces Front, Paved
# of Garages	3
Garages	Direct Access, Driveway, Garage, Concrete, Door-Multi, Garage Faces Front, Paved
View	City Lights, Mountain(s)
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Security Guard, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior	Concrete, Drywall, Frame, Glass, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Landscaped, Paved, Back Yard, Cul-De-Sac, Garden, Sprinkler System
Windows	Bay Window(s), Custom Covering(s), Double Pane Windows, Drapes, Screens
Roof	Tile
Construction	Concrete, Drywall, Frame, Glass, Stucco
Foundation	Concrete Perimeter

## Interior

Interior	Laminate, Tile, Wood
Interior Features	Balcony, Bar, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Entrance Foyer, High Ceilings, Intercom, Main Level Primary, Multiple Staircases, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Storage, Two Story Ceilings, Wood Product Walls
Appliances	Dishwasher, Gas Range, Microwave, Barbecue, Convection Oven, Disposal, Double Oven, Gas Cooktop, Gas Oven, Gas Water Heater, Range Hood, Refrigerator, SixBurnerStove, Water Heater, Water Purifier
Heating	Central, Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Living Room, Multi-Sided, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

Additional Information

Date Listed	January 2nd, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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