

Residential For Sale

3,600 Sqft - 31771 Via Salamanca, San Juan
Capistrano, California, 92675



Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Single Family Residence
Price:	\$2,349,999
Price Per Square Foot:	\$653
Square Footage:	3,600 Sqft
Lot Area:	0.29 Sqft
Year Built:	2013
View:	Mountain(s)
Bedrooms:	5
Bathrooms:	5
Bathrooms (Full):	4
Bathrooms (1/2):	1
Country:	US
State:	California
County:	Orange
City:	San Juan Capistrano

Features

Association:	1
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	2
✓ Community Features:	Sidewalks, Street Lights, Hiking, Park, Curbs
✓ Amenities:	Tennis Court(s), Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Sport Court, Controlled Access, Hiking Trails, Pickleball
AttachedGarage :	1
✓ Parking:	3.00
✓ Parking:	Driveway, Direct Garage Access, Garage
Spa:	0
✓ Fireplace:	Family room, Outside
✓ Lot Features:	Back Yard, Front Yard, Park Nearby, Sprinkler System, Lot 10000-19999 Sqft, Landscaped, Level With Street, Yard
✓ Fence:	Wrought iron, Block

Zipcode:	92675
Listing ID:	OC25045868

✓	Security:	Automatic gate, Gated community, Carbon monoxide detector(s), 24 hour security, Security system
✓	Patio:	Covered
✓	Electric:	220 Volts In Garage

Entry Level:

1

✓	Laundry:	Individual Room, Upper Level
✓	Room Type:	Family Room, Formal Entry, Living Room, Loft, Office, Separate Family Room, Walk-in Closet, Kitchen, Laundry, Main Floor Bedroom, Entry, Bonus Room, Guest/maid's Quarters, Primary Suite, Primary Bathroom, Primary Bedroom
✓	Roofing:	Tile, Barrel
✓	Flooring:	Stone, Wood
✓	Window Features:	Plantation Shutters
✓	Entry Location	
✓	Property Condition:	Turnkey
✓	Foundation Details:	Slab
✓	Exterior Features:	Lighting
✓	Interior Features:	Crown Molding, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Granite Counters

Main Level Bathrooms:

2

Main Level Bedrooms:

1

✓	Heating System:	Central, Solar, Fireplace(s)
✓	Cooling System:	Central Air

✓	Utilities:	Electricity Available, Natural Gas Available, Water Available, Cable Available, Phone Available, Sewer Available
✓	Water Source:	Public
✓	Sewer:	Public Sewer
✓	Appliances:	Dishwasher, Double Oven, 6 Burner Stove, Built-in Range, Gas Range, Microwave, Refrigerator

MLS Addon

Association Fee Frequency: **Monthly**

Parcel Number: **66425230**

Lot Size Square Feet: **12,500 Sqft**

✓	Exclusions:	Washer, Dryer, Car Charger, Drapes & Rods, 2 Refrigerators/freezers In Garage, All Tv Mounts, All Smart Home Control Devices, Security Camera Equipment
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TaxAnnualAmount: **\$0**

Association Fee: **\$350**

✓	RoomKitchenFeatures:	Granite Counters, Kitchen Island, Kitchen Open To Family Room, Walk-in Pantry, Butler's Pantry, Stone Counters, Kitchenette
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✓	RoomBathroomFeatures:	Shower, Bathtub, Granite Counters, Double Sinks In Bath(s), Main Floor Full Bath, Double Sinks In Primary Bath
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Garage Spaces: **3**

High School: **San Juan Hills**

High School 2: **Sajuhi**

Middle Or Junior School:

Marco Forester

Elementary School:

Ambuehl

High School District:

Capistrano Unified

Levels:

Two

✓

EatingArea:

Dining Room, Family Kitchen, Breakfast Nook

Taxes:

\$0

Guest House SqFt:

0 Sqft

Approx Lot SqFt:

0 Sqft

✓

Special Listing Conditions:

Standard

Virtual Tour URL Unbranded:

[Click Here](#)

Agent [Info](#)



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