

# Distinguishing Features

27371 Via Priorato, San Juan Capistrano, CA 92675

**6 Bedrooms**

**5.5 Bathrooms**

**5,787 SQFT**

**Built 2006**

## General Features

- Gated community conveniently located to Downtown San Juan Capistrano, parks and shopping
- Premium lot with privacy and gated private center courtyard
- Panoramic views from both levels
- William Lyon flagship home – Estrella Rosa
- Elegant architectural detailing with recessed lighting throughout
- Impressive grand entry with soaring ceilings and custom chandelier
- Main level en-suite guest room and a separate office or sixth bedroom.
- 2 separate staircases
- Custom stone throughout
- Three AC condensers with three zones
- 3 car tandem and separate carriage garage
- Professional landscaping with various citrus trees

## Gourmet Kitchen

- Gourmet kitchen with high-end stainless steel appliances and custom cabinetry
- Dual full-size refrigerator
- Wolf range and oven
- Dual dishwashers and warming drawer
- Granite countertops and travertine backsplash extending across entire wall
- Butler's pantry with built-in wine refrigerator
- Designer lighting accents throughout

## Interior Features

- Custom silk window treatments and plantation shutters
- Features newly installed carpet throughout
- Oversized upper-level laundry room
- Marble flooring on the main level
- Versatile bonus/media room
- Primary suite retreat with custom-organized walk-in closet by California Closets
- Spa-inspired en-suite bath with 2 separate toilets, dual entrance shower and separate dual vanities
- Custom built-in features and crown moulding throughout
- Three beautiful fireplaces
- Recently refreshed with new interior paint and carpet
- Spacious manicured garden with multiple water features
- Custom-designed pool and spa with water features and stone accents
- Multiple balconies throughout the home
- Covered lanai provides inviting outdoor entertaining
- Built-in BBQ, sink, cooking area, refrigerator, and fire pit
- Views of Marbella Country Club and historic Mission San Juan Capistrano
- Surround sound system throughout the house
- Epoxy flooring in the garage
- Re-piped plumbing
- Two tankless water heaters
- Eco water softening system
- Termite clearance