

27121 Calle Caballero B, San Juan Capistrano, CA 92675

COMMUNITY AND PROPERTY FEATURES

- The San Juan Hills West community was originally designed as a vacation community. The enclosed outdoor patio off the kitchen was used for parking golf carts.
 - The San Juan Hills West community is within walking distance to the San Juan Hills 19th Hole Restaurant which offers a large patio for outdoor dining, live music Friday, Saturday, and Sundays and televisions indoors for sports viewing. The venue hosts many activities including golf tournaments, weddings, high school awards dinners, prom, birthday parties and specialty events such as wine tastings
 - Many walking paths; close to hiking trails, downtown SJC, parks, schools. 4 miles to DP Harbor
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- Largest floor plan at 1,684 and one of the few units with 3 bedrooms and 3 bathrooms
 - Brand new quartzite countertops in kitchen – Quartzite Taj Mahal
 - Brand new pendant and recessed lighting in the kitchen
 - Brand new kitchen sink, Moen faucet, cabinet hardware
 - Brand new laundry room doors
 - Newer flooring – laminate wood flooring less than 1 year old
 - Brand new full interior and exterior paint
 - Interior: Swiss Coffee
 - Interior patios - Sahara
 - Exterior: Sahara – paid and completed by the HOA
 - Brand new quartzite countertops in each of the 3 bathrooms – Quartzite Calcutta
 - Brand new sinks and Moen faucets and hardware in each of the 3 bathrooms
 - Brand new light fixtures in bathrooms 1 and 3
 - Oversized 2 car garage with storage
 - Additional storage closet behind the garage
 - HOA pays for exterior maintenance, exterior termite (not including the patio cover by the kitchen)
 - HOA \$360 per month for Block 2
 - Swimming pool is under construction – being resurfaced and a new “patio” around the pool. Pool is located directly behind the property.
 - If buyer does not need the attic space, some homeowners in the community have vaulted the ceiling

Any questions, just give me a call! 310.753.3750 – I live down the street!