



## 31842 Aguacate Road, San Juan Capistrano



6 Beds



7 Baths



6,000 Sqft



2.2 Acres



4 Garages

A luxurious equestrian zoned estate property tucked away within a picturesque setting of meticulously maintained rose gardens, fruit trees & a private grape vineyard. Amongst lush palms & exotic fruit trees all in welcoming view from the front window filled garden room of this unique estate.

Three dwellings in total plus free standing gazebo. The main home boasts two master suites plus two guest bedrooms with en suite baths. The completed remodel in 2018 includes the upgraded chefs kitchen & a new open floor plan that offers a light & bright great room with dining area two fireplaces, hardwood floors, central A/C. In addition, there is a downstairs family room, bar & 1500 bottle wine cellar with seating for guests. Continuing outside, a sweeping view deck opens to the covered gazebo with fireplace and breathtaking views. Feeling nostalgic, the converted detached stable with large bedroom and bath is the place to unwind or next door to the adjacent "pool house" which offers kitchen bedroom, bath, & living room Both have direct pool access, private entrances & parking. The backyard oasis features waterfalls, saltwater pool & spa, fire pit, playhouse, sports courts , turf play ground, putting green, sandbox & shuffleboard.