

\$898,900 - 206 Via Vicini, Rancho Santa Margarita

MLS® #250035000SD

\$898,900

3 Bedroom, 3.00 Bathroom, 1,429 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Welcome to your dream home in the heart of the highly desirable Terracina complex — where style, comfort, and convenience converge in this stunningly upgraded, popular two-story end-unit townhouse that feels more like a private, detached single-family residence. Nearly every inch of this home has been touched with care and intention — newer engineered hardwood flooring flows gracefully throughout most of both levels, creating a warm and timeless feel for this home. From the moment you step inside, you™re greeted by soaring ceilings, an abundance of natural light, and a layout that™s been masterfully enhanced. The chef-inspired kitchen is a showstopper with custom cabinetry, sleek granite countertops, and elegant, full-height backsplashes. The reimaged layout opens beautifully to the living and dining areas, ideal for everyday living and entertaining alike. Retreat to the tranquil primary suite, where a spa-like bathroom awaits, complete with a walk-in tile shower and a stunning inlay. The cozy fireplace, redesigned with custom detailing, anchors the living room and adds a perfect touch of character. Additional features include a completely updated HVAC system and new ductwork (both completed in 2021), custom crisp white shutters throughout (completed in 2021), and a fully functional third bedroom. Even the garage was designed with function in mind, offering exceptional overhead and overflow storage. The private back patio has



been beautifully reimagined to maximize outdoor living space (completed in 2024), making it the perfect spot to relax or entertain. Ideally located just minutes from the 241 freeway, award-winning schools, top shopping and dining destinations, and the serene Rancho Santa Margarita Lake, this home offers not only refined living, but a lifestyle to match. LOW HOA and no Mello Roos! Don't miss your chance to own one of Terracina's most coveted homes – a rare blend of beauty, functionality, and location. Come experience it for yourself!

Built in 1999

Essential Information

MLS® #	250035000SD
Price	\$898,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Eric Matz
Listing Office	eXp Realty of Southern California, Inc.

Community Information

Address	206 Via Vicini
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Mountain(s), Peek-A-Boo
Has Pool	Yes
Pool	Community, In Ground

Exterior

Exterior	Stucco
Roof	Concrete
Construction	Stucco

Interior

Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooking
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	July 31st, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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