

\$785,000 - 109 Tierra Montanosa, Rancho Santa Margarita

MLS® #CV25196663

\$785,000

2 Bedroom, 2.00 Bathroom, 1,350 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

This is THE ONE YOU'VE BEEN WAITING FOR! Welcome to 109 Tierra Montanosa, a beautifully upgraded residence in the heart of Rancho Santa Margarita. This is a spacious 2-bedroom, 2-bathroom condo with an oversized loft offers approximately 1,350 sq. ft. of stylish living in the highly sought-after Tierra Montanosa community.

From the moment you step inside, soaring ceilings and abundant natural light create an inviting, open atmosphere. The generous family room features a cozy fireplace and seamlessly connects to the dining area and outdoor patio—perfect for entertaining or relaxing with morning coffee. Throughout the home, elegant wood laminate flooring enhances both style and comfort.

The modern kitchen is equipped with sleek appliances, ample counter space, and an open flow ideal for daily living. Upstairs, the versatile loft provides endless possibilities—whether as a home office, gym, or guest space.

The sellers have invested in major updates for YOUR peace of mind, including: Brand-new HVAC system, New water heater, Whole-home repipe, Recently installed dishwasher, Updated bathroom fixtures, New closet doors in the secondary bedroom, Plush new carpet in select areas, and a Fresh interior paint job! With over \$28,000 in thoughtful improvements, this home is truly



move-in ready.

Additional highlights include a private front patio, attached 2-car garage, and access to community amenities such as the sparkling pool and spa. The location is exceptional—steps away from the pool, directly across from a top-rated Blue Ribbon elementary school and just moments from shopping, dining, and RSM Lake.

Don't miss this rare opportunity to own an upgraded, turnkey home in one of Rancho Santa Margarita's most desirable communities. Schedule your private showing today and experience the perfect blend of comfort, convenience, and modern living.

Built in 1996

Essential Information

MLS® #	CV25196663
Price	\$785,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.42
Year Built	1996
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Joseph Limo
Listing Office	EXP REALTY OF CALIFORNIA INC

Community Information

Address	109 Tierra Montanosa
Area	R1 - Rancho Santa Margarita North
Subdivision	N/A
City	Rancho Santa Margarita

County	Orange
Zip Code	92688

Amenities

Amenities	Sport Court, Maintenance Grounds, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

Interior

Interior Features	All Bedrooms Up, Loft, Primary Suite
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	September 1st, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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