

# \$640,000 - 34 Via Alivio, Rancho Santa Margarita

MLS® #CV25251759

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## \$640,000

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

**\*\* Back on the Market due to previous Buyer failed to perform\*\*\*** Welcome to 34 Via Alivio - Chic and Stylish Living. This beautiful 2-bedroom, 2-bathroom residence combines modern upgrades with exceptional lifestyle amenities. Showcases sleek finishes, a private and cozy back patio. The property is conveniently located near the community playground and BBQ area. This ground level condo does not have a single step in the home. Creating an accessible and easy living lifestyle. Residents enjoy living at Tijeras Creek Villas because of the SAMLARC amenities which include several swimming pools, the Beach Club, summer concerts, and access to Rancho Santa Margarita Lake. Nearby youâ€™™ll find public schools, freeway access, and grocery stores. This complex offers a swimming pool, spa, in-home laundry hookups, hiking & biking trails, jogging track, tennis court, fire pit, sauna, and fitness room.



Built in 1996

## Essential Information

MLS® #	CV25251759
Price	\$640,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.00

Year Built	1996
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Nicholas Schwartz
Listing Office	Platinum Realty & Mortgage Gro

### **Community Information**

Address	34 Via Alivio
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

### **Amenities**

Amenities	Clubhouse, Fitness Center, Playground, Pool, Spa/Hot Tub, Barbecue, Maintenance Grounds, Trail(s), Trash
Parking Spaces	1
# of Garages	1
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Close to Clubhouse
Roof	Concrete

### **Interior**

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s)
Appliances	SixBurnerStove, Dishwasher, Gas Range, Dryer, Washer, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	1

Stories                      One

**School Information**

District                      Capistrano Unified

**Additional Information**

Date Listed                      October 30th, 2025

Days on Market                      8

Short Sale                      N

RE / Bank Owned                      N

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