

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

MLS® #CV25251759

\$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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