

# \$1,100,000 - 4 Via Bellorita, Rancho Santa Margarita

MLS® #LG25066227

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0 Acres

Vista Ladera R1 (VL), Rancho Santa Margarita,

**PRISTINE CORNER LOT HOME THAT SHOWS LIKE A MODEL!** Welcome to 4 Via Bellorita, an extraordinary residence nestled in the heart of the prestigious community of Rancho Santa Margarita. This home features low maintenance artificial turf in the front and back yards. Showcasing a redesigned kitchen and living room which expands the flow of this sought after floorplan. As you step inside, you'll immediately be drawn to the newly updated luxury vinyl plank flooring, recessed lighting, and sliding doors creating a warm and inviting atmosphere. The spacious living room effortlessly transitions into the stylish dining area, where oversized windows flood the space with natural light. The gourmet kitchen is a chef's dream, showcasing pristine quartz countertops, custom white cabinetry, and top-of-the-line stainless steel appliances. With a large center island and ample prep space, this kitchen is perfect for both everyday meals and entertaining guests. Your stylishly upgraded main floor bed and bath is in high demand for those avoiding stairs or someone wanting an office or play area for the kids. Enjoy views of Saddleback mountain from your primary suite which has also been recently modernized to reflect a sophisticated sense of style. Both guest bedrooms are of ample size and the home is complete with a nest thermostat, newer water heater, EV car charger, and designer fixtures. Centrally located in Rancho Santa Margarita, this home is just moments from award-winning schools,



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local shopping, and recreational areas like Rancho Santa Margarita Lake. Experience the perfect blend of style, comfort, and convenience at 4 Via Bellorita. This is the home you've been waiting for!

Built in 1986

## Essential Information

MLS® #	LG25066227
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,299
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	William Scott
Listing Office	REGENCY REAL ESTATE BROKERS

## Community Information

Address	4 Via Bellorita
Area	R1 - Rancho Santa Margarita North
Subdivision	Vista Ladera R1 (VL)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway

View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Landscaped
Windows	Double Pane Windows
Construction	Stucco

## Interior

Interior	Vinyl, Carpet
Interior Features	Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Walk-In Closet(s)
Appliances	Disposal, Gas Oven, Microwave, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	Trabuco Mesa
Middle	Rancho Santa Margarita
High	Trabuco Hills

## Additional Information

Date Listed	March 21st, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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