

# **\$1,125,000 - 4 Via Menta, Rancho Santa Margarita**

MLS® #LG25177319

**\$1,125,000**

3 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0 Acres

Vista Ladera R1 (VL), Rancho Santa Margarita,

**CORNER LOT WITH CURB APPEAL!!!!**

Welcome to an exquisite and pristine residence nestled on a coveted corner lot in the tranquil and highly desirable Vista Ladera community of Rancho Santa Margarita. This stunning 3-bedroom, 2.5-bath home exudes timeless charm and modern sophistication, perfectly positioned at the heart of RSM with seamless access to premier schools, parks, shopping, and the scenic lake.

Step inside to discover gleaming real maple hardwood floors that extend throughout the lower level, complemented by abundant natural light, elegant crown moldings, and beautifully encased windows. The thoughtfully designed floorplan offers distinct family and living rooms, each enhanced by dual sliding glass doors, crown moldings, and encased windows that invite effortless indoor/outdoor living.

Entertain in the gourmet kitchen featuring stainless steel appliances, antiqued cabinetry, a central island, and a charming breakfast bar perfect for casual gatherings. The professionally landscaped backyard is a personal sanctuary, showcasing a tranquil water feature, gas fireplace, built-in barbecue, and lush privacy—ideal for both serene relaxation and memorable entertaining under the California sky.

Upstairs, the generously sized guest bedrooms share a stylishly updated bathroom complete with a custom shower enclosure, granite vanity, and ample storage. The master



suite is a serene retreat with stunning Saddleback Mountain views, a custom-built closet, and a brilliantly appointed ensuite bath. Beyond the visible elegance, enjoy peace of mind with new ductwork, whole house water filter, updated A/C and furnace systems, and a complete home repipeâ€"ensuring comfort and reliability. This impeccable residence is the perfect harmony of luxury, comfort, and location, ready to welcome you home.

Built in 1986

## Essential Information

MLS® #	LG25177319
Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.10
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 Menta
Area	R1 - Rancho Santa Margarita North
Subdivision	Vista Ladera R1 (VL)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Playground, Pool, Trail(s)
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s)
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Corner Lot
Windows	Double Pane Windows
Roof	Tile

## Interior

Interior	Wood
Interior Features	Crown Molding, Separate/Formal Dining Room, Granite Counters, Recessed Lighting, Bar, Walk-In Closet(s), All Bedrooms Up, Built-in Features
Appliances	Dishwasher, Disposal, Gas Oven, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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