

# **\$769,800 - 20 Tierra Seguro, Rancho Santa Margarita**

MLS® #OC24255869

**\$769,800**

2 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

Welcome to this charming Rancho Santa Margarita Community of Tierra Montanosa! Two bedroom plus private bonus/loft, perfect for a third bedroom or private home office. Original owners have meticulously maintained home, including recent upgrades to flooring throughout the home, and recently painted throughout. Second bathroom modernized in 2023 with new flooring and fixtures. Home features includes being an end-unit and offers the comfort of no neighbors living above or below this townhome for maximum privacy and quiet living. Seller have installed upgraded recessed lighting and home has a two-car garage that is attached at ground level. As you enter the second level you are greeted by high ceilings that provide a sense of open spaciousness, along with the open floor plan that is accented with multiple windows that provide an abundance of natural light and brightens the space. Enter the expansive wrap-around balcony off the main living/dining area through a sliding screen door that allows for breezes to flow through home. Beautiful mountain views of Saddleback Mountain range and upgraded stucco siding and plexi-glass for sound and wind protection complete this relaxing outdoor space ready for entertaining and hosting your next BBQ. Kitchen has upgraded lighting along with stainless steel dishwasher, range and microwave appliances. Smart features in home include Nest thermostat and MyQ Garage Door Opener and Camera. Additional features include enclosed



storage area under the stairwell, and ample storage in the direct access two-car garage along with a laundry area. This lovely community that has recently undergone beautification, offers many amenities for your growing family, including access to several private swimming pools, the Beach Club, summer concerts, and access to Rancho Santa Margarita Lake. Close walking proximity to shopping, hiking and biking trails, parks including Oâ€™Neil Regional Park, and top-rated schools. This home wonâ€™t last long so come and see what living in South Orange County has for you and your family, Welcome Home!

Built in 1996

## Essential Information

MLS® #	OC24255869
Price	\$769,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Nelson Strickler
Listing Office	KW Spectrum Properties

## Community Information

Address	20 Tierra Seguro
Area	R1 - Rancho Santa Margarita North
Subdivision	Tierra Montanosa (TIEM)
City	Rancho Santa Margarita
County	Orange

Zip Code 92688

## Amenities

Amenities	Barbecue, Fire Pit, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Assigned, Garage, Direct Access, Storage
# of Garages	2
Garages	Assigned, Garage, Direct Access, Storage
View	Hills, Mountain(s), Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Corner Lot
Roof	Tile

## Interior

Interior	Carpet, Vinyl
Interior Features	Balcony, High Ceilings, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Up, Loft
Appliances	Dishwasher, Gas Oven, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
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## Additional Information

Date Listed	December 29th, 2024
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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