

# \$1,039,000 - 85 Fuente, Rancho Santa Margarita

MLS® #OC25000276

**\$1,039,000**

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0 Acres

Tierra Linda (TLI), Rancho Santa Margarita,

Welcome to your dream home, nestled in the highly sought-after Tierra Linda Community, offering breathtaking Wilderness Canyon Views. Step through the entrance and be greeted by sleek grey porcelain tile flooring in the foyer, leading to the living room where dark wood laminate flooring meets custom greige paint and an accent wall. Plantation shutters frame, and Renewal by Anderson windows throughout home. Living room has a charming stacked stone fireplace as the focal point. The remodeled kitchen is a chefâ€™s delight, featuring grey Porcelain tile flooring, elegant white cabinets with black pulls, grey quartz countertops, and ample cabinet storage. Downstairs, discover a cozy bedroom with walnut-toned laminate flooring, vibrant teal paint, and a closet. A convenient downstairs bath with walnut cabinets, granite counters and includes a shower. Ascend the stairs to find a grand loft and two master suites, each adorned with laminate flooring one with and custom closet doors with walk in closet. 1st master bath boasts white cabinets, black accents, and drawer pulls, with a walk-in shower featuring stylish tiles and black fixtures. The second master suite offers custom teal paint and laminate flooring, with an ensuite bath showcasing walnut-toned cabinets, granite counters, and a bathtub. Step outside to the expansive patio, perfect for entertaining, with concrete and brick ribbon accents and artificial turf, it's an ideal spot to enjoy a glass of wine, host BBQs, and marvel



at the panoramic views of the hills and canyons during stunning sunsets. The property includes a two-car garage and a two-car driveway, with additional community parking available. New AC/HVAC only 4 years old. Tankless Water Heater, app controlled access garage door opening receiver.

Boasting low taxes of 1.02% and no Mello Roos, the community was fully re-piped in 2018, and new roofs are coming. Families will appreciate the distinguished schools, while outdoor enthusiasts can take advantage of nearby golf courses, hiking, and biking trails.

The area also offers a range of amenities, including pools, parks, tennis courts, pickleball, basketball courts, a lake walk, beach club, shopping, and dining options. Rancho has it all, and has proudly been named the safest city in California in 2024. This exceptional townhome is truly a gem – don't miss the chance to call it yours!

Built in 1990

## Essential Information

MLS® #	OC25000276
Price	\$1,039,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Kathy Kennedy
Listing Office	Bullock Russell RE Services

## Community Information

Address 85 Fuente  
Area R2 - Rancho Santa Margarita Central  
Subdivision Tierra Linda (TLI)  
City Rancho Santa Margarita  
County Orange  
Zip Code 92688

## **Amenities**

Amenities Dog Park, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Trail(s), Outdoor Cooking Area, Pet Restrictions  
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected  
Parking Spaces 4  
Parking Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front  
# of Garages 2  
Garages Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front  
View Panoramic, Canyon  
Has Pool Yes  
Pool Community, Association  
Security Smoke Detector(s)

## **Exterior**

Exterior Stucco, Drywall  
Lot Description Back Yard, Sprinklers In Front  
Roof Spanish Tile  
Construction Stucco, Drywall  
Foundation Slab

## **Interior**

Interior Laminate  
Interior Features Separate/Formal Dining Room, Bedroom on Main Level, Loft, Cathedral Ceiling(s)  
Appliances Dishwasher, Disposal, Gas Oven, Washer, Gas Cooktop  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room

# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

## Additional Information

Date Listed	January 3rd, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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