

\$1,060,000 - 58 Regato, Rancho Santa Margarita

MLS® #OC25000289

\$1,060,000

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0 Acres

Tierra Linda (TLI), Rancho Santa Margarita,

**REDUCED 65K FROM ORIGINAL PRICE!
SELLER IS MOTIVATED! GOLF COURSE
GEM -** Welcome to your dream home with
stunning panoramic views of the 1st tee of
Tijeras Creek golf course, in the highly coveted
Tierra Linda Community. Imagine stepping into
an inviting residence through a custom wood
door, and the main living area with large
travertine toned tiles downstairs. Enter into an
expansive living room with fresh light grey
paint throughout. stunning golf course views,
custom plantation shutters, a large ceiling fan,
and a cozy weaved stone fireplace and wood
mantel. The kitchen boasts white cabinets, all
white appliances, black with white swirl granite
counters, and backsplash. Custom black and
white wall treatment. Downstairs bedroom
with walnut toned laminate flooring, a mirrored
closet, and a slider door leading to the
backyard. The upgraded bathroom features
white cabinets, granite counters, and shower
tucked behind the door. Ascend to the huge
loft area with laminate floors, plantation
shutters offering views of the first floor and the
golf course. Dual master bedrooms upstairs
include 1st master featuring, new carpet,
mirrored walk in closet, and plantation
shutters. Master bath with white cabinets,
granite counters, a walk-in shower with custom
tile. 2nd master has spectacular golf views,
mirrored wardrobe, and attached bath with
white cabinets, granite counters and bathtub.
Step outside to the enclosed patio area with
captivating golf views, a built-in firepit with blue



cut glass, to entertain guests and have a glass of wine at night. Additional features include a 2-car garage, a 2-car driveway, Upgrades include a new tankless water heater. Homes in the community are set to receive new roofs soon. Boasting low taxes of 1.02% and no Mello Roos, the community was fully re-piped in 2018, with new roofs on the horizon. Families will appreciate the distinguished schools, while outdoor enthusiasts can enjoy 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, a beach club, shopping, and dining options. Rancho Santa Margarita has it all and was proudly named the safest city in California in 2024. This exceptional townhome is truly a gemâ€”don't miss the chance to call it yours

Built in 1990

Essential Information

MLS® #	OC25000289
Price	\$1,060,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,678
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Kathy Kennedy
Listing Office	Bullock Russell RE Services

Community Information

Address	58 Regato
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Area	R2 - Rancho Santa Margarita Central
Subdivision	Tierra Linda (TLI)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Barbecue, Dog Park, Horse Trails, Paddle Tennis, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
View	Golf Course, Panoramic
Has Pool	Yes
Pool	Association, Community
Security	Smoke Detector(s)

Exterior

Exterior	Concrete, Drywall, Frame, Glass, Stucco
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Sprinklers In Front
Windows	Plantation Shutters
Roof	Spanish Tile
Construction	Concrete, Drywall, Frame, Glass, Stucco
Foundation	Slab

Interior

Interior	Tile
Interior Features	Bedroom on Main Level, Cathedral Ceiling(s), Granite Counters, High Ceilings, Loft, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Disposal, Gas Cooktop, Gas Oven
Heating	Central, Forced Air, Natural Gas
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 7th, 2025
Days on Market	64
Short Sale	N
RE / Bank Owned	N

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