

# \$899,000 - 32 Tierra Seguro, Rancho Santa Margarita

MLS® #OC25004038

**\$899,000**

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

Welcome to this beautifully updated townhome, located in Melinda Heights area of Rancho Santa Margarita. This light-filled corner location with views of the surrounding hills and trees feels like a single-family residence. As you approach the home, you're greeted by a tranquil front courtyard featuring steppingstones that lead to a peaceful sitting area perfect for enjoying a quiet moment. The back patio with space to garden overlooks lush greenery, making it an ideal spot for morning coffee, BBQs, or entertaining guests. Upon entering you are greeted with two-story ceilings and walls of windows that bring an abundance of natural light. The interior has been thoughtfully updated with new "white oak" luxury vinyl plank (LVP) flooring throughout, new quartz countertops and fresh interior paint. The kitchen features a gas range, a convenient counter height breakfast bar, recessed LED lighting, new kitchen faucet and pantry for ample storage. The spacious dining area accommodates all your guests and looks out at the front courtyard. The main level also offers a full bedroom and full bath with new white shaker vanity and quartz countertop and is ideal for guests or multi-generational living. The picturesque stairway, with its "white oak" LVP and crisp white risers, leads to the upper level with two generous primary suites, both offering ample closet space and their own bathrooms. One suite features a large walk-in closet, while the other offers dual vanities and



two walls of closet space. Additional thoughtful touches throughout the home include newly installed 6" baseboards, shutters, new bath hardware and faucets, new ceiling fan, smart thermostat, and retractable screen door for a breezy, fresh atmosphere. Community amenities include pool, spa, SAMLARC Beach club, tennis, parks, splash park, pickleball, miles of walking and biking trails and events including 4th of July spectacular. Walking distance to the Blue Ribbon Melinda Heights Elementary, Altisima Park and pool.

Conveniently located towards the end of a quiet cul-de-sac, the home includes a direct-access two-car garage, with plenty of guest parking nearby. The HOA recently re-roofed the home, adding to its move-in readiness. This peaceful and private location offers the perfect balance of comfort and convenience, making this property feel like your very own.

Built in 1995

## Essential Information

MLS® #	OC25004038
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.45
Year Built	1995
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Sherri Lex
Listing Office	EHM Real Estate, Inc.

## Community Information

Address	32 Tierra Seguro
---------	------------------

Area	R1 - Rancho Santa Margarita North
Subdivision	Tierra Montanosa (TIEM)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Clubhouse, Maintenance Front Yard, Meeting/Banquet/Party Room, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Trees/Woods, Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Smoke Detector(s)

## Exterior

Lot Description	Cul-De-Sac, Corner Lot, Near Park
-----------------	-----------------------------------

## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Storage, Bedroom on Main Level, Walk-In Closet(s), Cathedral Ceiling(s), Dressing Area, High Ceilings, In-Law Floorplan, Multiple Primary Suites, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Dishwasher, Disposal
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	Melinda Heights
Middle	Rancho Santa Margarita

High

Trabucco Hills

## Additional Information

Date Listed	January 13th, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 1:40am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.