

\$879,900 - 44 Regato, Rancho Santa Margarita

MLS® #OC25011534

\$879,900

2 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0 Acres

Tierra Linda (TLI), Rancho Santa Margarita,

AMAZING GOLF COURSE VIEW! Property listed below market - bring your ideas to refresh and tackle a few minor repairs, and the view alone will be worth your effort! Come and see this townhome with the perfect location! Backing right up to Tijeras Creek Golf Course with a gorgeous view, across the street from the pool area, on a quiet cul-de-sac! Enjoy your morning coffee on the peaceful patio in your own back yard, enjoying the birds and shade from the trees, as you gaze over the beautiful green lawn of the golf course. Near the back entrance to the Golf Course, you can easily walk over to have a meal in the lovely restaurant there. O'Neill Park trails are nearby for hiking or walking your dog. Did I mention the wonderful view?!? Canada Vista Park is also in walking distance, with it's adjacent RSM skate park and dog park. Very quiet, peaceful area. There are two suites upstairs with baths, and a half bath downstairs. The living room and kitchen both have lovely views of the back yard and golf course. Kitchen has quartz countertops. Two car attached garage with inside access, and a full size driveway. The home needs some refreshing and updating. It has been completely repiped with Pex. Also, THE VIEW!!!



Built in 1991

Essential Information

MLS® #

OC25011534

| | |
|----------------|-------------------|
| Price | \$879,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,422 |
| Acres | 0.07 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Townhouse |
| Status | Closed |
| Listing Agent | Val Montefu |
| Listing Office | Landmark Realtors |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 44 Regato |
| Area | R2 - Rancho Santa Margarita Central |
| Subdivision | Tierra Linda (TLI) |
| City | Rancho Santa Margarita |
| County | Orange |
| Zip Code | 92688 |

Amenities

| | |
|----------------|---|
| Amenities | Barbecue, Dog Park, Fire Pit, Maintenance Grounds, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s) |
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | Golf Course |
| Has Pool | Yes |
| Pool | Association, Community, Fenced, In Ground |

Exterior

| | |
|-----------------|------------|
| Lot Description | Cul-De-Sac |
|-----------------|------------|

Interior

| | |
|-------------------|---|
| Interior Features | All Bedrooms Up, Multiple Primary Suites, Primary Suite |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|--------------|-------------|
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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|----------|--------------------|
| District | Capistrano Unified |
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Additional Information

| | |
|-----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 63 |
| Short Sale | N |
| RE / Bank Owned | N |

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