

\$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

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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
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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

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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