

# **\$1,128,800 - 9 Via Casetta, Rancho Santa Margarita**

MLS® #OC25030159

**\$1,128,800**

3 Bedroom, 3.00 Bathroom, 1,976 sqft

Residential on 0 Acres

Villavante (VVT), Rancho Santa Margarita,

Welcome to your dream home, nestled in the desirable community of Villavante in Rancho Santa Margarita, CA ! This detached home features a spacious floorplan of 3 bdrms+LOFT, 2.5 baths, large living room, formal dining room, terrific eat-in kitchen and balcony with Canyon View! This home has stainless steel appliances, granite countertops and an extended kitchen island with seating for four! The living room features cozy fireplace, with French doors leading to an Alumawood covered patio space, expanded by pavers and artificial grass, making a pleasant place for outdoor cooking and entertainment. Andersen windows help keep the house cooler in summer, leveraging breezes through the casement windows. This home also features beautiful hardwood floors throughout with tile floors in the kitchen and bathrooms. The two-car garage, includes more than 25 feet of closed-cabinet storage, plenty of shelving, SwissTrax flooring, and LED lighting overhead. There are also a newly renovated deck (2024), Ecowater water softener (rebuilt April 2023), 15 SEER furnace and AC (March 2022), Anderson windows w/transferable mechanical/glass warranties (Oct 2022), 50 gal water heater (Jan 2020), Steel insulated garage door & Liftmaster opener (May 2018) and an Alumawood Patio (March 2015). Arroya Vista Elementary School and St. Serra Catholic School are within walking distance, and Tijeras Creek Golf Club is just minutes away, bordered by O'Neill Regional Park



CRMLS

canyon views. YOU WILL NOT BE DISAPPOINTED!

Built in 1994

## Essential Information

MLS® #	OC25030159
Price	\$1,128,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nancy Domino
Listing Office	Pacific Sterling Properties

## Community Information

Address	9 Via Caseta
Area	R2 - Rancho Santa Margarita Central
Subdivision	Villavante (VVT)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Driveway
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Driveway
View	Canyon

Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Landscaped, Drip Irrigation/Bubblers, Street Level, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Loft, All Bedrooms Up, Granite Counters
Appliances	Dishwasher, Disposal, Gas Range, Water To Refrigerator, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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