

\$1,699,990 - 8 Via Taliana, Rancho Santa Margarita

MLS® #OC25034821

\$1,699,990

5 Bedroom, 3.00 Bathroom, 2,876 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

STUNNING EXECUTIVE HOME in the MELINDA HEIGHTS area of Rancho Santa Margarita IS NOW AVAILABLE!

Welcome to this beautifully upgraded 5-bedroom, 3-bath home located in the prestigious Melinda Heights neighborhood. Situated on a quiet cul-de-sac, this expansive residence offers 2876 sq ft of refined living space on an 6720 sq ft lot, perfectly blending luxury, privacy, and breathtaking views. Upon entering, you'll notice the stunning custom doors that set the tone for the entire home. As you step inside, youâ€™ll immediately notice the gorgeous upgrades that set this home apart. New luxury plank vinyl flooring flows seamlessly throughout, and freshly painted walls create a sophisticated yet inviting ambiance. Comfort is ensured year-round with dual AC systems, and new dual-pane windows. The spacious kitchen is truly a dream, boasting stunning granite countertops, top-of-the-line appliances, double ovens, and a large pantry! The open floor plan allows for a natural flow between living spaces, making it ideal for entertaining or relaxing with family. Step outside to your private backyard and be captivated by the expansive views that stretch across the serene landscape. Whether you're enjoying a quiet evening or hosting a gathering, the spacious yard provides the perfect setting for outdoor dining, gardening, or simply unwinding while taking in the scenery. This home also features 9-foot ceilings on both floors with vaulted ceilings in



the living room, a spacious laundry room with a sink, and an attached 3-car garage. The beautifully landscaped front and backyards enhance the home’s exceptional curb appeal. Living in Melinda Heights means being part of a friendly community with access to top-rated schools, hiking and biking trails, parks, and an award-winning golf course. As a resident, you’ll enjoy membership to Santa Margarita’s outstanding amenities, including four Jr. Olympic-sized pools, tennis, pickleball, basketball, and volleyball courts, as well as the beloved Beach Club. This isn’t just a house—it’s a lifestyle. Don’t miss the opportunity to own this exceptional executive view home in Rancho Santa Margarita’s highly sought-after Melinda Heights community. Contact us today to schedule your private showing!

Built in 1995

Essential Information

MLS® #	OC25034821
Price	\$1,699,990
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,876
Acres	0.15
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marisa Whitaker
Listing Office	Regency Real Estate Brokers

Community Information

Address	8 Via Taliana
Area	R1 - Rancho Santa Margarita North

Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Sport Court, Other Courts, Picnic Area, Tennis Court(s), Barbecue, Dog Park, Outdoor Cooking Area, Pickleball, Playground, Pool
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Driveway, Garage, Direct Access
# of Garages	3
Garages	Driveway, Garage, Direct Access
View	Mountain(s), Hills
Has Pool	Yes
Pool	Association, Community, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Front Yard, Near Park, Sprinkler System, Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Street Level, Yard
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Interior

Interior	Vinyl
Interior Features	Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Block Walls, Ceiling Fan(s), High Ceilings, Pantry, Walk-In Pantry
Appliances	Dishwasher, Disposal, Double Oven, Gas Range, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Melinda Heights

Middle	Rancho Santa Margarita
High	Trabuco Hills

Additional Information

Date Listed	January 20th, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

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