

\$1,299,000 - 25 Woodsong, Rancho Santa Margarita

MLS® #OC25049916

\$1,299,000

4 Bedroom, 3.00 Bathroom, 2,201 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Welcome to this beautifully updated 4-bedroom home, ideally located on a quiet cul-de-sac in the highly sought-after Las Flores community. Nestled on a spacious corner lot and surrounded by lush palm trees and vibrant landscaping, this home offers both privacy and curb appeal from the moment you arrive.

Step inside to a bright and airy layout filled with natural light. Upstairs, the open-concept floor plan connects the great room, dining area, and gourmet kitchen—creating a warm and inviting space for everyday living or effortless entertaining. The kitchen features granite countertops, a stone backsplash, stainless steel appliances, an island, and a beverage refrigerator—a perfect setup for cooking and gathering. Just off the dining area, a large balcony offers an ideal spot to enjoy your morning coffee or unwind in the evenings.

The primary suite is a relaxing retreat, complete with a walk-in closet with custom built-ins and a recently upgraded en-suite bathroom with stylish finishes.

Downstairs, a spacious family room opens to three additional bedrooms and an updated full bathroom. A sliding glass door leads to the private backyard, offering a peaceful setting for outdoor living, entertaining, or play.

Additional highlights include a whole house



fan, plantation shutters, crown molding, and ceiling fans throughout. Located just minutes from award-winning schools, scenic parks, and a resort-style community pool, this home blends comfort, style, and convenience.

More than just a house—this is a place to create lasting memories and call home.

Built in 1996

Essential Information

MLS® #	OC25049916
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,201
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sarah Abramowicz
Listing Office	Compass

Community Information

Address	25 Woodsong
Area	LF - Las Flores
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	6

Parking	Door-Multi, Direct Access, Driveway, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association

Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Plantation Shutters

Interior

Interior Features	Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two, Multi/Split

School Information

District	Capistrano Unified
Elementary	Las Flores
Middle	Las Flores
High	Tesoro

Additional Information

Date Listed	April 11th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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