

# **\$1,499,900 - 41 Via Bandada, Rancho Santa Margarita**

MLS® #OC25055970

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**\$1,499,900**

4 Bedroom, 3.00 Bathroom, 2,345 sqft  
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Welcome to this stunning 4-bedroom, 3-bathroom home located in the highly sought-after Melinda Heights neighborhood of Rancho Santa Margarita! This entertainer's dream exudes luxury, featuring high ceilings in the living room that flood the space with abundant natural light.

The home features a versatile first-floor bedroom and full bathroom, perfect for a private guest suite or a convenient home office. Stylish upgrades include a modernized kitchen, updated bathrooms, beautiful plantation shutters throughout, and elegant hardwood flooring on the main level. Two cozy fireplaces add warmth and charm, creating the perfect ambiance for any occasion.

Step outside to your private backyard retreat, complete with a sparkling pool, ideal for hosting summer BBQs, or enjoy cozy movie nights by the fireplace with family and friends. Located within walking distance of Melinda Heights Elementary School, Altisima Park, and close to the picturesque Oâ€™Neill Wilderness Park, this home also offers convenient access to nearby shopping, dining, and the 241 toll road.

As a resident, you’ll enjoy exceptional HOA amenities, including four community pools, tennis and pickleball courts, and numerous parks perfect for leisurely strolls or outdoor activities. Rancho Santa Margarita's additional community features, such as the beach club, scenic RSM Lake, sports courts, and hiking trails, provide endless opportunities



for recreation and relaxation.  
Donâ€™t miss the opportunity to call this  
extraordinary property your home!

Built in 1996

**Essential Information**

MLS® #	OC25055970
Price	\$1,499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,345
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rachel Rilko
Listing Office	Bullock Russell RE Services

**Community Information**

Address	41 Via Bandada
Area	MEH - Melinda Heights
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

**Amenities**

Amenities	Maintenance Grounds, Barbecue, Picnic Area, Playground, Pickleball, Pool, Horse Trails, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Driveway, Garage, On Street
# of Garages	3
Garages	Driveway, Garage, On Street
View	Pool
Has Pool	Yes

Pool	Community, In Ground, Private, Association, Fenced
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## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Sprinkler System, Landscaped
Windows	Plantation Shutters, Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Microwave, Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Saddleback Valley Unified
Elementary	Melinda Heights
Middle	Rancho Santa Margarita
High	Trabucco Hills

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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