

# \$3,000 - 40 Via Solaz, Rancho Santa Margarita

MLS® #OC25060323

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## \$3,000

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential Lease on 3 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Welcome to your dream home at 40 Via Solaz in picturesque Rancho Santa Margarita. This beautiful 2-bedroom, 1.5-bathroom upper-end unit offers 908 sqft of luxurious living space, boasting no one above for ultimate privacy and tranquility. Enjoy the modern charm of upgraded kitchens and bathrooms, freshly painted walls, and luxury vinyl flooring throughout the living areas. The bedrooms feature plush carpeting for added comfort. Relax by the fireplace in the spacious living room, perfect for cozy evenings. Revel in the breathtaking pool and golf course views from your large private patio. Benefit from the convenience of both an attached single-car garage and a detached single-car garage. Nestled in the heart of Rancho Santa Margarita, this home provides access to excellent community amenities, including two pools and spas with upgraded barbeques, a gym featuring a high-tech sauna, and tot lots for children to play. Additionally, more parks, pools, and other amenities are enjoyed under the Master Association, SAMLARC. The prime location is close to shopping centers, a golf course, hiking trails, and a serene lake, offering endless entertainment and outdoor activities. Don't miss the opportunity to make this exquisite property your new home. Contact us today to schedule a viewing!



Built in 1990

## Essential Information

MLS® #	OC25060323
Price	\$3,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	864
Acres	3.15
Year Built	1990
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Ryan Crutcher
Listing Office	Coldwell Banker Platinum Prop

### **Community Information**

Address	40 Via Solaz
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

### **Amenities**

Amenities	Barbecue, Spa/Hot Tub, Fitness Center, Maintenance Front Yard, Sauna
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Association Dues
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	Golf Course, Pool
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre

Windows	Double Pane Windows
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## Interior

Interior	Vinyl, Wood
Interior Features	Ceiling Fan(s), Quartz Counters, Unfurnished, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Microwave, Water Heater, Dryer, Washer, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
Elementary	Arroyo Vista
Middle	Arroyo Seco
High	Tesoro

## Additional Information

Date Listed	March 19th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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