

# **\$749,000 - 89 Calle De Felicidad, Rancho Santa Margarita**

MLS® #OC25064317

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## **\$749,000**

2 Bedroom, 3.00 Bathroom, 911 sqft  
Residential on 0 Acres

Los Abanicos (LOSA), Rancho Santa Margarita,

RELAUNCHED AND REFRESHED! Welcome to this charming 2-bedroom, 2.5-bath detached condo, offering the feel and privacy of a single-family home. Located in a serene cul-de-sac, this residence boasts your own private backyard with newer vinyl fencing, perfect for relaxing or entertaining.

Step outside and enjoy the convenience of being within walking distance to a nearby playground and the vibrant Town Center, where you'll find a variety of shops and an abundance of dining options.

As a resident, you'll also have access to the highly sought-after SAMLARC amenities, including the beautiful RSM Lake, multiple sparkling pools, pickleball and tennis courts, a beach club, and Central Park where you can enjoy the Summer Concert Series and numerous other community events throughout the year.

Inside, the home is equipped with an attached 2-car garage with a smart opener, a full home HydroTAC water filtration system and conditioner and a smart home thermostat for enhanced comfort and efficiency. The home also features vinyl windows, offering energy efficiency and style.

This is the perfect place to call home—combining privacy, convenience, and access to incredible community amenities!



Built in 1997

## Essential Information

MLS® #	OC25064317
Price	\$749,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	911
Acres	0.43
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Michelle Hill
Listing Office	LPT Realty, Inc

## Community Information

Address	89 Calle De Felicidad
Area	R2 - Rancho Santa Margarita Central
Subdivision	Los Abanicos (LOSA)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Clubhouse, Outdoor Cooking Area, Picnic Area, Playground, Recreation Room, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Guest, Direct Access, Off Street
# of Garages	2
Garages	Garage, Guest, Direct Access, Off Street
View	None
Has Pool	Yes
Pool	Association, Community

## Exterior

Lot Description Back Yard, Near Park, ZeroToOneUnitAcre

## Interior

Interior Features All Bedrooms Up  
Appliances Refrigerator, Gas Oven, Gas Range  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 2  
Stories Two

## School Information

District Saddleback Valley Unified  
Elementary Ceilo Vist  
Middle Rancho Santa Margarita  
High Trabucco Hills

## Additional Information

Date Listed March 7th, 2025  
Days on Market 26  
Short Sale N  
RE / Bank Owned N

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