

# **\$1,450,000 - 30 Sunny Slope, Rancho Santa Margarita**

MLS® #OC25065630

**\$1,450,000**

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Residential on 0 Acres

Greystone Arbor (GRAR), Rancho Santa Margarita,

Welcome to your dream home in Las Flores! This spacious 4-bedroom, 3-bathroom retreat offers elegance, comfort, and versatility. A flexible bonus room serves as a 5th bedroom, office, or den. Soaring ceilings and expansive windows fill the home with natural light, creating an inviting atmosphere.

The living and dining areas feature high ceilings and large windows, perfect for gatherings. Wood-like laminate flooring adds warmth throughout the entry, family room, office/den, and kitchen. The open-concept kitchen flows seamlessly into the family room, complete with a cozy fireplace, ceiling fan, and serene backyard views.

A chef's dream, the kitchen boasts updated cabinetry and countertops, a five-burner stove with two ovens, and a 36" restaurant-style range hood. A reverse osmosis filtration system adds convenience. The adjacent bonus room features floor-to-ceiling glass cabinetry, ideal for books or display.

Upstairs, the Owner's Suite is a spa-like retreat with a soaking tub, separate shower, dual sinks, and a spacious walk-in closet with built-in organization. You'll find three other bright and airy bedrooms, each complemented by ceiling fans. For added convenience, the laundry room is also located upstairs.

The two-car garage includes outdoor



carpeting, ample storage, an exhaust fan, and a water heater.

Step into the backyard oasis, where mature fruit trees—including orange, lemon, apple, pomegranate, guava, fig, plum, and calamansi—create a lush, private retreat.

Beautiful pavers enhance the park-like setting, while patio furniture, fire pits, and a pool table make this an entertainer's dream.

Insulated patio cover with recessed lighting, a ceiling fan, and curtains ensures year-round comfort.

Designed for efficiency, this home features fully paid-off solar panels, a high-efficiency HVAC system, a whole-house water softener, and an attic fan for energy savings.

Nestled in the heart of Las Flores, this exceptional home offers access to resort-style amenities, including a Jr. Olympic-sized pool, relaxing spa, splash pad, multiple playgrounds, and scenic hiking and biking trails. Residents also enjoy pickleball, tennis, and sport courts, as well as year-round community events that make Las Flores a truly special place to live. Top-rated Las Flores TK-8 and Tesoro High School are just minutes away.

Experience the perfect blend of style, comfort, and convenience—welcome home to your Las Flores oasis!

See Supplements for More.

Built in 1995

## Essential Information

MLS® # OC25065630

Price \$1,450,000

Bedrooms 4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,208
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristina Nagel
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	30 Sunny Slope
Area	LF - Las Flores
Subdivision	Greystone Arbor (GRAR)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Sport Court, Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s), Trash, Electricity, Gas, Pets Allowed, Utilities, Water
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, Heated, In Ground, Association

## Exterior

Exterior	Stucco, Concrete, Drywall
Exterior Features	Lighting, Fire Pit
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Concrete
Construction	Stucco, Concrete, Drywall

## Interior

Interior	Laminate
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Wired for Sound, Bedroom on Main Level, Walk-In Closet(s), Storage, Two Story Ceilings
Appliances	Dishwasher, Gas Oven, Gas Range, Water Heater, Dryer, Washer
Heating	Central, Forced Air, High Efficiency, Zoned, Heat Pump
Cooling	Central Air, High Efficiency, Zoned, Attic Fan, Gas, Heat Pump
Fireplace	Yes
Fireplaces	Family Room, Gas, Primary Bedroom, Outside
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Las Flores
Middle	Las Flores
High	Tesoro

## Additional Information

Date Listed	February 20th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 2:11pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.