

# \$879,000 - 10 Colibri, Rancho Santa Margarita

MLS® #OC25069008

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## \$879,000

2 Bedroom, 3.00 Bathroom, 1,408 sqft  
Residential on 2 Acres

Sierra Verde (SIV), Rancho Santa Margarita,

This beautifully upgraded 2 bed, 2.5 bath home is one of the finest in Sierra Verde. Backing to a small greenbelt, the enclosed yard offers privacy and peace. The inside was recently updated with flooring, carpet, and interior paint throughout. The kitchen has been fully remodeled as of 2025 with wood cabinetry, quartz counters and stainless steel appliances. Vaulted ceilings, a custom dark stone fireplace, dual-pane windows, and a combination of plantation shutters and automated curtains complete the inviting living space. A separate laundry room with washer/dryer is located opposite the downstairs hall bath. The master suite features a walk-in shower, quartz counters, and recessed lighting, while the second bedroom includes its own upgraded bath. The two-car garage has been upgraded with polished concrete floors, overhead and wall storage racks and a 220V electric vehicle plug. HOA recently replaced roof and skylight. A short walk across Arroyo Vista to the scenic Tijeras Creek trails. Close to parks, RSM Beach Club, and toll roads.



Built in 1990

## Essential Information

MLS® #	OC25069008
Price	\$879,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	1.91
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Daniel Giometti
Listing Office	Giometti Realty

### Community Information

Address	10 Colibri
Area	R2 - Rancho Santa Margarita Central
Subdivision	Sierra Verde (SIV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

### Amenities

Amenities	Maintenance Grounds, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s), Horse Trails, Maintenance Front Yard, Management
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	4
Parking	Direct Access, Door-Single, Driveway, Garage, Concrete, On Street, Permit Required, Unassigned
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Concrete, On Street, Permit Required, Unassigned
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

### Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre

Construction	Stucco
Foundation	Slab

### **Interior**

Interior Features	Ceiling Fan(s), Quartz Counters, All Bedrooms Up, Entrance Foyer
Appliances	SixBurnerStove, Dishwasher, Disposal, Gas Range, Microwave, Dryer, Washer, ENERGY STAR Qualified Appliances, Range Hood
Heating	Central, Fireplace(s)
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

### **School Information**

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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