

# \$785,000 - 82 Tierra Montanosa, Rancho Santa Margarita

MLS® #OC25070456

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## \$785,000

2 Bedroom, 2.00 Bathroom, 1,261 sqft  
Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

Hills & mountain view! Prime corner location with no one above or below! This beautiful town house has two bedrooms, two bathrooms, plus an upstairs loft area. This town house has a great, peaceful, and quiet location. The living room has a fireplace & Open floorplan with natural light and large framed windows, light and bright with two-story ceilings & custom paint. The kitchen features stainless steel appliances, a refrigerator, recessed lighting, and granite countertops. The breakfast bars are open to the living room and dining room. The living space has laminated flooring throughout except for the stairs and loft. The primary bedroom features vaulted ceilings and custom paint. The primary bath features dual vanities with granite countertops. The wrap-around balcony off the dining room has beautiful views of the Hills and mountains. The two-car garages are directly accessible with one parking pass. The laundry washer and dryer are in the garage. The beach club at Lake Rancho Santa Margarita amenities include a resort-style swimming pool/spa, Beach Club, sports courts, a pickleball court, a tennis court, a fire pit, barbecues, and a play area. This home is close to Blue-Ribbon Melinda Heights Elementary, Trabuco Hills High School, restaurants, Altisma Park, shopping, dining, and entertainment. Easy access to 241 Toll Road. No Mello-Roos taxes.



Built in 1997

## Essential Information

MLS® #	OC25070456
Price	\$785,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.39
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Maria Yazdani
Listing Office	Realty One Group West

## Community Information

Address	82 Tierra Montanosa
Area	R1 - Rancho Santa Margarita North
Subdivision	Tierra Montanosa (TIEM)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Sauna, Spa/Hot Tub, Fire Pit
Utilities	None
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Garage Door Opener, Assigned, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Door Opener, Assigned, Garage Faces Front
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Community, Association

## Exterior

Windows	Double Pane Windows, Blinds
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## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Walk-In Closet(s), Balcony, Granite Counters, Loft, Open Floorplan
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Convection Oven, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	3
Stories	Two, Three Or More

## School Information

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

## Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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