

# **\$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 |
|---------|-----------------------------|

## 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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