

\$729,000 - 21 Via Pausa, Rancho Santa Margarita

MLS® #OC25086497

\$729,000

2 Bedroom, 2.00 Bathroom, 971 sqft
Residential on 3 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Golf Course Retreat | Rare Single-Level Condo with Dual Garages - Welcome to effortless golf course living in one of Rancho Santa Margarita's most sought-after communities! Perfectly positioned on the 5th tee of Tijeras Creek Golf Course, this beautifully upgraded lower-level condo offers stunning views of the fairway and tranquil water features—your own private backdrop of nature, complete with visits from graceful European geese and year-round coastal breezes. A rare find, this model includes two detached garages, providing extra storage and convenience that sets it apart. Inside, the home boasts a stylish and functional layout with luxury vinyl plank flooring, an updated kitchen with modern finishes, remodeled bathrooms, a newer AC unit, and PEX repiping for added peace of mind.

Enjoy true single-level living with no stairs, inside or out—ideal for every stage of life. Step out to your private patio to soak in the serene golf course views or take advantage of nearby resort-style amenities, including two sparkling pools, a gym, and a tot lot. You'll also love being just a short stroll from highly rated Arroyo Vista School.

Don't miss this opportunity to experience the best of Southern California living—where comfort, convenience, and breathtaking views come together.



Built in 1991

Essential Information

MLS® #	OC25086497
Price	\$729,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	2.90
Year Built	1991
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Veronica Potter
Listing Office	Regency Real Estate Brokers

Community Information

Address	21 Via Pausa
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Garage, On Street
# of Garages	2
Garages	Garage, On Street
View	Golf Course
Waterfront	Pond
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, On Golf Course
Roof	Concrete
Construction	Stucco

Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Stone Counters
Appliances	Dishwasher, Disposal, Refrigerator, Gas Range, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Arroyo
Middle	Arrowview
High	Tesoro

Additional Information

Date Listed	April 18th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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