

# \$650,000 - 45 Via Pausa, Rancho Santa Margarita

MLS® #OC25101161

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## \$650,000

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

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

This is the Meticulous Model Home Charmer that youâ€™ve been waiting for! A ground floor beauty with no steps inside or out which is gorgeously upgraded from head to toe with no expense spared. Enjoy a peek a boo view of the golf course area and tranquil greenspace from your spacious private patio accessible from the living room and primary bedroom. You will love the courtyard entry and spacious feel inside of this two bedroom and two full bathroom gem that features a large great room including a living room and dining area accented by a cozy gas fireplace. The modern light and bright kitchen is breathtaking and includes refreshed stainless appliances. Both bathrooms have been contemporarily updated with a newer washer and dryer included! Enjoy the convenience of an end unit garage with side door access, plus a covered assigned parking space. Yes, this home has been repiped! In addition to all that RSM offers and includes, the Tijeras Creek Villas Community features its own beauty and great amenities such as pools, spas, an exercise room, and even a sauna. You will appreciate being in this great location near schools, parks, the RSM lake, shopping, biking, and entertainment. HURRY!



Built in 1995

## Essential Information

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Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	2.68
Year Built	1995
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Chris Marple
Listing Office	VIP Realty Group

### **Community Information**

Address	45 Via Pausa
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

### **Amenities**

Amenities	Clubhouse, Fitness Center, Other Courts, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Trail(s), Trash, Outdoor Cooking Area, Sport Court
Parking Spaces	2
Parking	Garage, Assigned, Covered, Detached Carport
# of Garages	1
Garages	Garage, Assigned, Covered, Detached Carport
View	Golf Course, Peek-A-Boo, Trees/Woods
Waterfront	Lake Privileges, Beach Access, Lagoon, Lake
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Greenbelt
Roof	Spanish Tile

### **Interior**

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Electric Range, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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