

# \$1,350,000 - 2 Anglesite, Rancho Santa Margarita

MLS® #OC25105092

**\$1,350,000**

5 Bedroom, 3.00 Bathroom, 2,287 sqft

Residential on 0 Acres

N/A, Rancho Santa Margarita,

We are accepting back-up offers! \*\*\*Beautiful park and views\*\*\* Welcome to your dream home in an unbeatable locationâ€”right across the street from stunning Emerald Ridge Park, where rolling hills and Saddleback Mountain provide a breathtaking natural backdrop! This 5-bedroom, 3-bathroom home spans 2,287 square feet and boasts a phenomenally efficient floor plan that maximizes every inch of space. You'll love the convenience of a downstairs bedroom and full bathroom, perfect for guests or multigenerational living. Upstairs, youâ€™ll find four spacious bedroomsâ€”including one thatâ€™s practically the size of twoâ€”offering flexibility for a sixth bedroom, office, or bonus space. The luxurious primary suite features a large bedroom and a beautifully appointed private bath, and is complemented by a second full bathroom upstairs to serve the additional bedrooms. The remodeled kitchen is a showstopper, with crisp white cabinetry, sleek stainless steel appliances, elegant white quartz countertops, charming wainscoting, and classic crown molding. Curb appeal abounds with custom pavers gracing the driveway and welcoming front porch, while high-quality artificial turf ensures low-maintenance landscaping. Inside, youâ€™ll find newer engineered wood plank flooring, a custom front door, custom built-ins for added character, a new AC and an upstairs Solatube window that bathes the home in natural light. The garage is equally impressive, complete



with epoxy floors and built-in cabinetry for superb organization. This home truly has it allâ€”style, space, and a location thatâ€”s second to none! This home comes with all the amenities Rancho Santa Margarita's Samlarc offers which include 4 Jr. olympic size pools, Santa Margarita Beach Club, pickleball, tennis, basketball and volleyball courts, soccer, baseball & softball fields, a splash pad, and a dog park. This home is truly special, in a truly special location.

Built in 1999

## Essential Information

MLS® #	OC25105092
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,287
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marisa Whitaker
Listing Office	Regency Real Estate Brokers

## Community Information

Address	2 Anglesite
Area	MEH - Melinda Heights
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Pool, Dog Park, Outdoor Cooking Area, Pickleball, Playground, Sport Court, Tennis Court(s)
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Utilities	Electricity Connected, Sewer Connected, Cable Available, Natural Gas Connected, Phone Available, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access, Driveway, Driveway Level
# of Garages	2
Garages	Garage, Direct Access, Driveway, Driveway Level
View	Hills, Mountain(s), Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Front Yard, Street Level, Back Yard, Corner Lot, Landscaped, Level, Near Park
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## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Open Floorplan, Bedroom on Main Level, Quartz Counters, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 14th, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 5:20am PST.

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