

# **\$1,175,000 - 135 Garcilla Drive, Rancho Mission Viejo**

MLS® #OC25106390

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## **\$1,175,000**

2 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0 Acres

Iris (ESIRIS), Rancho Mission Viejo,

Beautifully designed 55+ active adult home in Rancho Mission Viejo offering exceptional single-level living with a spacious main-floor primary bedroom, complete with a luxurious ensuite bath and ample closet space, plus a versatile upper-level bonus room ideal for guests or entertainment. Additionally, the main level features a comfortable den perfect for relaxation or as a convenient home office. The inviting open-concept layout features a gourmet kitchen equipped with pristine white shaker cabinets, elegant granite countertops, a large center island with seating, stainless steel appliances, and an adjacent bright dining area complete with built-in cabinets for additional storage. High-quality upgrades include stylish luxury vinyl plank flooring, custom window treatments, recessed lighting throughout, an abundant amount of cabinet storage space, and fully paid-off solar panels providing energy efficiency and savings. The meticulously landscaped, low-maintenance backyard features elegant paver stones, AstroTurf for easy upkeep, and a soothing stone water fountain, beautifully arranged accent lighting, and serene outdoor seating spaces perfect for relaxation or entertaining friends and family. Enjoy breathtaking mountain views from the second-floor balcony, enhancing the home's serene ambiance. The upgraded garage provides epoxy-coated flooring, custom built-in storage cabinets, and convenient overhead storage racks ensuring optimal organization and functionality. Located



within the award-winning Esencia community, residents enjoy exclusive access to resort-style amenities including the prestigious Hilltop Club with its sparkling pool, rejuvenating spa, fully-equipped gym, chic cocktail bar, pickleball courts, and a calendar filled with diverse activities catering to active adults and families alike. Additionally, there are exclusive clubhouses and pools specifically designated for the 55+ community. Safety and security are paramount, with a dedicated 24-hour patrol ensuring peace of mind. Move-in ready and thoughtfully appointedâ€”experience premier living in Rancho Mission Viejo.

Built in 2018

### Essential Information

MLS® #	OC25106390
Price	\$1,175,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Shar Rezai-hariri
Listing Office	First Team Real Estate

### Community Information

Address	135 Garcilla Drive
Area	ESEN - Esencia
Subdivision	Iris (ESIRIS)
City	Rancho Mission Viejo
County	Orange

Zip Code 92694

## Amenities

Amenities Clubhouse, Dog Park, Fitness Center, Maintenance Grounds, Meeting/Banquet/Party Room, Barbecue, Playground, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Security, Fire Pit, Outdoor Cooking Area, Picnic Area, Sport Court, Trail(s)

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 2

Parking Garage Faces Front, Garage

# of Garages 2

Garages Garage Faces Front, Garage

View Mountain(s)

Has Pool Yes

Pool Association, Indoor

Security 24 Hour Security, Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior Features Rain Gutters

Lot Description Close to Clubhouse, Sprinklers In Rear, Sprinklers In Front, Paved

Windows Custom Covering(s), Double Pane Windows, Screens

Foundation Slab

## Interior

Interior Vinyl

Interior Features Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Balcony

Appliances Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Electric Range

Heating Central

Cooling Central Air

Fireplaces None

# of Stories 2

Stories Two

## School Information

District Capistrano Unified

## Additional Information

Date Listed	May 8th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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