

# \$2,950 - 1 Via Alivio, Rancho Santa Margarita

MLS® #OC25107910

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## \$2,950

2 Bedroom, 2.00 Bathroom, 864 sqft  
Residential Lease on 3 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Welcome to 1 Via Alivio, a beautifully updated 2-bedroom, 2-bathroom end-unit condo nestled in the sought-after Tijeras Creek Villas community of Rancho Santa Margarita. This single-level home offers 864 square feet of thoughtfully designed living space, perfect for comfort and convenience. Enjoy an inviting living room featuring high ceilings, abundant natural light, and a cozy gas fireplace, creating a warm and welcoming atmosphere. The open-concept kitchen and dining area are perfect for entertaining, with ample space and functionality. The primary suite boasts a private balcony, wall-to-wall closet space, and an en-suite bathroom, providing a serene retreat. Highlights include a washer and dryer combo conveniently located within the home and an attached garage. Situated close to shopping, top-rated schools, entertainment, and restaurants, this home is also near the beautiful Tijeras Creek Golf Club, offering a lifestyle of convenience and leisure. Don't miss the opportunity to lease this exceptional home in a prime location!



Built in 1990

## Essential Information

MLS® #	OC25107910
Price	\$2,950
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	864
Acres	2.90
Year Built	1990
Type	Residential Lease
Sub-Type	Condominium
Style	Contemporary, Modern, Spanish
Status	Closed
Listing Agent	Christina Park
Listing Office	Onyx Homes

## Community Information

Address	1 Via Alivio
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, Barbecue, Fitness Center, Sport Court, Tennis Court(s)
Utilities	Electricity Available, Natural Gas Available, Water Available, Gardener, None, Trash Collection, Pool
Parking Spaces	2
Parking	Garage, One Space, Door-Single, Garage Faces Rear, On Site, Uncovered
# of Garages	1
Garages	Garage, One Space, Door-Single, Garage Faces Rear, On Site, Uncovered
View	Neighborhood
Has Pool	Yes
Pool	Community, Heated, In Ground, Association
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Landscaped
Windows	Blinds
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Stone Counters, Recessed Lighting
Appliances	Dishwasher, Freezer, Disposal, Gas Oven, Refrigerator, Water Heater, Dryer, Washer, Built-In Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	One

## School Information

District	Capistrano Unified
High	Tesoro

## Additional Information

Date Listed	May 9th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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