

\$1,225,000 - 27 Via Floria, Rancho Santa Margarita

MLS® #OC25113832

\$1,225,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft
Residential on 0 Acres

Villavante (VVT), Rancho Santa Margarita,

Tranquility awaits, Nestled along the fairway of the Tijeras Creek Golf Club this 1,689 SQFT 3 bedroom and 2.5 bath has been fully renovated. This home has the finest details and appointments. The open and light floor plan is so spacious and ready for summer entertainment. Set up for both indoor and outdoor living the gold course provides the perfect backdrop for that quiet morning cup of coffee or that glass of wine with great friends. The Kitchen has the latest in designer touches and new stainless appliances. The floor plan is set up with a primary suite that has plenty of closet space and a stunning bathroom that has been totally renovated. This home is ready to simply move in, unpack and enjoy for summer. Reach out today for your complimentary private tour.



Built in 1994

Essential Information

MLS® #	OC25113832
Price	\$1,225,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.07
Year Built	1994

Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Jason Nagy
Listing Office	Coldwell Banker Realty

Community Information

Address	27 Via Floria
Area	R2 - Rancho Santa Margarita Central
Subdivision	Villavante (VVT)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue, Clubhouse, Meeting/Banquet/Party Room, Picnic Area, Recreation Room
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills, Golf Course
Has Pool	Yes
Pool	In Ground, Private, Association

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Construction	Stucco
Foundation	None

Interior

Interior	Vinyl, Wood
Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2

Stories Two

School Information

District	Capistrano Unified
Elementary	Arroyo Vista
Middle	Arroyo Seco
High	Tesoro

Additional Information

Date Listed	May 21st, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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