

# \$665,000 - 36 Via Lavendera, Rancho Santa Margarita

MLS® #OC25115347

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## \$665,000

2 Bedroom, 2.00 Bathroom, 950 sqft  
Residential on 0 Acres

Brisa del Lago I (BD), Rancho Santa Margarita,

Discover elevated living in the sought-after lakefront enclave of Brisa Del Lago I, a Spanish villa-inspired community where timeless architecture meets serene mountain vistas. This upgraded end-unit carriage home offers rare privacy with no shared walls, no one above or beneath, except garage below. Experience peace-of-mind with the Vivint security system and private gated entry with intercom equipped with an interior remote buzz-in. As you step in, an expansive, light-filled interior awaits, showcasing soaring vaulted ceilings, brand new luxury vinyl plank flooring, fresh designer paint, and a charming fireplace anchoring the open-concept living space. The remodeled chef's kitchen is a culinary delight with granite countertops, a gas range, stainless steel appliances (newer refrigerator included with purchase), breakfast bar, and breathtaking mountain views. The king-size primary suite features a walk-in closet, bath/tub combo, and elegant dual-sink vanity. Spacious secondary bedroom and bathroom with a walk-in shower is perfect for guests and loved ones. The hallway laundry closet includes washer and dryer. An inviting office nook in the dining area adds versatile function, while new dual-pane vinyl windows and sliding glass doors enhance comfort and energy efficiency. Enjoy tranquil outdoor living on the large private patio or indulge in resort-style amenities including a spa just steps away, and an additional pool and spa with panoramic views of Rancho Santa



Margarita Lake. An extra-large two-car attached garage provides ample storage. Ideally located just 2 blocks from the highly rated Trabuco Mesa Elementary School and Trabuco Mesa Park's playground & tennis court. Named the safest city in Ca, Rancho Santa Margarita is also one the most amenity-rich cities in Orange County. Residents enjoy access to the Beach Club, a splash pad, four Olympic-sized pools, fishing, 13 parks, picnic areas, sports courts, soccer fields, baseball diamonds, tennis courts, multiple playgrounds, and a vast urban trail system. The community hosts various events throughout the year, including spectacular 4th of July fireworks over the lake. With the 241 tollway just minutes away, you'll enjoy quick access to Irvine and surrounding areas. It's extremely rare to find a property this affordable that has no common walls, views, a high walk score and so many upgrades. Make it yours!

Built in 1986

## Essential Information

MLS® #	OC25115347
Price	\$665,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.05
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Julia Hunter
Listing Office	Landmark Realtors

## Community Information

Address	36 Via Lavendera
Area	R1 - Rancho Santa Margarita North
Subdivision	Brisa del Lago I (BD)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

### **Amenities**

Amenities	Barbecue, Clubhouse, Dog Park, Jogging Path, Maintenance Grounds, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s), Trash
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Door Opener, Door-Single, Oversized, Side By Side
# of Garages	2
Garages	Garage, Garage Door Opener, Door-Single, Oversized, Side By Side
View	Mountain(s), Neighborhood, City Lights, Panoramic, Trees/Woods
Waterfront	Lake Privileges
Has Pool	Yes
Pool	Heated, In Ground, Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security Gate, Security System

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Corner Lot, Cul-De-Sac
Windows	Blinds, Double Pane Windows, Screens
Roof	Clay, Spanish Tile
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Vinyl
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Balcony, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Tray Ceiling(s), Unfurnished
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer,

	Free-Standing Range, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **School Information**

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

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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