

\$1,350,000 - 27 Garcilla Drive, Rancho Mission Viejo

MLS® #OC25115749

\$1,350,000

3 Bedroom, 3.00 Bathroom, 1,761 sqft

Residential on 0 Acres

Iris (ESIRIS), Rancho Mission Viejo,

Welcome to 27 Garcillaâ€”where elevated 55+ resort-style living meets timeless design and over \$250,000 in thoughtful upgrades, all nestled in the sought-after Gavilan enclave of Rancho Mission Viejo. This beautifully enhanced home offers 3 beds, 3 baths, and a flexible layout designed to support both privacy and connectionâ€”perfect for hosting guests, aging in place, or creating a space that evolves with you. A warm welcome begins at the entry, where inviting curb appeal and a charming Dutch door with retractable screen set the tone for seamless indoor-outdoor living. Inside, hardwood flooring, elegant crown molding, freshly painted walls, and natural light complement the open flow of the great roomâ€”perfect for both everyday living and entertaining. At the heart of the home, the chefâ€™s kitchen features white shaker cabinetry, granite countertops, reverse osmosis system, pendant lighting, and a generous island with bar seating. The open-concept great room extends seamlessly into the California Room through bi-fold glass doorsâ€”enhanced by a retractable screen and overhead heaters for year-round enjoyment. The backyard is an entertainerâ€™s dream with a built-in BBQ island, granite-topped fire feature, water wall, recessed in-ground spa, and low-maintenance landscaping. The primary suite is a serene retreat, complete with a cedar-wrapped walk-in closet, and a spa-inspired bathroom featuring quartz counters, marble mosaic backsplash, and a



curbless walk-in shower with bench seat, elegant safety features, and frameless glass enclosure. A custom barn door adds privacy and charm. A second main-floor bedroom sits adjacent to a full bath—perfect for guests, a home office, or flexible living space. The laundry room is thoughtfully appointed with upper cabinetry, under-cabinet lighting, and a quartz folding counter, while a nearby custom mini bar with wine storage and accent lighting adds a stylish touch. Upstairs, a third bedroom and full bath are joined by a spacious loft, offering views of the surrounding greenery and endless flexibility for movie nights, hobbies, or multigenerational living. Additional upgrades include a whole-house water softener, Ring doorbell, epoxy-coated garage floors, extensive wall-mounted garage storage, and a Tesla charger. As part of Gavilan’s vibrant 55+ community, you’ll enjoy exclusive access to resort-style pools, fitness centers, social clubs, parks, trails, and events that make RMV one of South OC’s most sought-after destinations.

Built in 2017

Essential Information

MLS® #	OC25115749
Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Trevor Phelps
Listing Office	Coldwell Banker Realty

Community Information

Address	27 Garcilla Drive
Area	ESEN - Esencia
Subdivision	Iris (ESIRIS)
City	Rancho Mission Viejo
County	Orange
Zip Code	92694

Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Security, Barbecue, Dog Park, Fire Pit, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Paddle Tennis, Pickleball, Picnic Area, Pier, Playground, Recreation Room, Sport Court
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Side, No Driveway
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Side, No Driveway
View	Hills, Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Fire Sprinkler System

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Fire Pit
Lot Description	Back Yard, Corner Lot, Close to Clubhouse, Cul-De-Sac
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Built-in Features, High Ceilings, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Tankless Water Heater, Built-In Range, Convection Oven, Water To Refrigerator
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Outside
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
----------	--------------------

Additional Information

Date Listed	May 22nd, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 9:05pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.