

# \$629,000 - 20 Via Jolitas, Rancho Santa Margarita

MLS® #OC25129904

---

## \$629,000

2 Bedroom, 2.00 Bathroom, 908 sqft  
Residential on 0 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Beautifully remodeled upper-level two-bed, two-bath condo in the heart of Rancho Santa Margarita. This bright and airy home features vaulted ceilings, brand new laminate flooring and baseboards, fresh paint, granite countertops in the kitchen and bathrooms, newer ceiling fans in every room, recessed lighting, and updated fixtures. For added convenience, it includes a refrigerator, microwave, and in-unit washer and dryer. Cozy up by the charming fireplace or unwind on your private balcony with open views. This rare carriage-style unit offers exceptional privacy with its own entrance and no one above, below, or attached. The private, attached single-car garage adds both storage and ease of access. Residents of Tijeras Creek Villas enjoy resort-style amenities including two pools and spas, a fitness center, sauna, BBQ areas, outdoor lounges, playgrounds, and beautifully maintained green spaces throughout the community. Ideally situated in one of the most peaceful neighborhoods in Orange County, this home is just minutes from parks, award-winning schools, Rancho Santa Margarita Lake, the Beach Club Lagoon, Tijeras Creek Golf Course, scenic hiking and biking trails, close to the 241 freeway, and a variety of dining and shopping destinations. This immaculate condo offers the best of the Orange County lifestyle in a truly charming and tranquil setting.



Built in 1991

## Essential Information

MLS® #	OC25129904
Price	\$629,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.04
Year Built	1991
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Farzaneh Horiat
Listing Office	Coldwell Banker Realty

## Community Information

Address	20 Via Jolitas
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Barbecue, Dog Park, Fire Pit, Golf Course, Pickleball, Sauna, Tennis Court(s)
Parking Spaces	1
Parking	Garage, Door-Single
# of Garages	1
Garages	Garage, Door-Single
View	Mountain(s)
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	ZeroToOneUnitAcre
-----------------	-------------------

## Interior

Interior	Laminate
----------	----------

Interior Features	Primary Suite, All Bedrooms Up, Separate/Formal Dining Room
Appliances	Dishwasher, Dryer, Washer, Free-Standing Range
Heating	Central, Natural Gas, Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	One

### **School Information**

District	Saddleback Valley Unified
----------	---------------------------

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 23rd, 2026 at 7:42am PDT. 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.