

\$715,000 - 36 Via Madera, Rancho Santa Margarita

MLS® #OC25137799

\$715,000

2 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0 Acres

Cabo Vista (CVS), Rancho Santa Margarita,

Stunning & Stylish, Great Value!

Located in the highly desirable Melinda Heights neighborhood of Rancho Santa Margarita, known for its scenic parks, hiking trails, and top-rated schools. This beautifully updated two-bedroom, three-bath home offers the perfect blend of comfort, style, and functionality. Enjoy a private entrance to this entry-level floor plan, offering direct access from the attached garage. The main living area is on the entry level, while both bedrooms and an upstairs office nook provide a peaceful retreat.

Interior highlights include a tastefully remodeled kitchen, new flooring throughout, and a stylish updated primary bathroom with a clean, modern finish. The private backyard is ideal for entertaining, relaxing, or letting pets and kids play.

Residents enjoy Cabo Vista's resort-style amenities, including a spa tub, pool, and clubhouse, plus full access to the SAMLARC master HOA amenities featuring seasonally heated pools, the Lago Santa Margarita Beach Club, parks, and scenic trails.

Priced to sell—this is one you don't want to miss!

Built in 1993

Essential Information

MLS® #	OC25137799
Price	\$715,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Condominium
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Sara Martin
Listing Office	Regency Real Estate Brokers

Community Information

Address	36 Via Madera
Area	R1 - Rancho Santa Margarita North
Subdivision	Cabo Vista (CVS)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue, Clubhouse, Pickleball, Picnic Area, Playground, Tennis Court(s), Trail(s)
Utilities	Water Available
Parking Spaces	1
Parking	Direct Access, Garage, Garage Faces Front, Guest, On Site, Unassigned
# of Garages	1
Garages	Direct Access, Garage, Garage Faces Front, Guest, On Site, Unassigned
View	Neighborhood
Has Pool	Yes
Pool	Community, Association, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Yard
Windows	Blinds, Drapes
Roof	Clay, Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	All Bedrooms Up, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Convection Oven, Freezer, Gas Oven, Microwave
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Melinda Heights
Middle	Rancho Santa Margarita
High	Trabucco Hills

Additional Information

Date Listed	June 10th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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