

\$1,500,000 - 29 Spring View Way, Rancho Santa Margarita

MLS® #OC25145053

\$1,500,000

5 Bedroom, 3.00 Bathroom, 2,500 sqft
Residential on 0 Acres

Wyngate (WYNG), Rancho Santa Margarita,

Welcome to Las Flores, one of the most sought after communities in South Orange County where you can walk to all three BLUE RIBBON SCHOOLS. Low tax rate, Low HOA dues with tons of community amenities and no mello roos. If you have been looking for the perfect home then this is the home you have been waiting for...and here it is. Tax records reflect 5 bedrooms with defined space as 4 full bedrooms/one down with bath/shower down and a huge office (5th bedroom if needed) upstairs + smaller built in office space. The primary bedroom is spacious with a large deck perfect for watching the sunset or all the fire works on July 4th. This is an unobstructed panoramic view lot. A premium was placed on this lot by the builder. You will be impressed with the beautifully remodeled kitchen with oversized island and lots of counter space. Custom oversized cabinets with roll out shelves. This amazing kitchen is open to the family room with cozy fireplace. Off the kitchen is the slider to the entertainer's dream backyard with amazing views, built in BBQ. Get ready for some grillin' and chillin and enjoy the spa or fire pit for some fireside chats. There is also a mini office or homework/bill paying space upstairs as well with built in desk. The defined space by this builder is amazing and no space has been wasted and even though the sf is about 2500 sf it feels more like a 3,000 sf home. There is also a formal living room and formal dining room for those special holiday dinners. You will also



appreciate the three car garage that are separated with two garages on one side and one single garage on the other. Las Flores has events and activities for all ages year round. A junior olympic size pool that rivals any 5 star resort hotel with canyon views. Also there is PICKLEBALL which is in high demand, tennis, water park, hiking trails and two to lots and a kids water feature. 2.5 miles to the 5 fwy and two lights to the 241 toll road. Come live the Las Flores lifestyle. You'll be glad you did.

Built in 1998

Essential Information

MLS® #	OC25145053
Price	\$1,500,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,500
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kathleen Monroe
Listing Office	Kathleen Monroe Real Estate Services, Inc

Community Information

Address	29 Spring View Way
Area	LF - Las Flores
Subdivision	Wyngate (WYNG)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Fire Pit,
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	Outdoor Cooking Area, Trail(s)
Utilities	Natural Gas Connected
Parking Spaces	6
Parking	Door-Multi, Garage
# of Garages	3
Garages	Door-Multi, Garage
View	City Lights, Canyon, Panoramic, Trees/Woods
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard
Windows	Double Pane Windows
Roof	Concrete
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level
Appliances	Gas Cooktop, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	One

School Information

District	Capistrano Unified
Elementary	Las Flores
Middle	Las Flores
High	Tesoro

Additional Information

Date Listed	June 27th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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