

# **\$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 thought 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, |
|-----------|---|

|                |   |
|----------------|---|
|                | 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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