

# \$799,000 - 44 Tierra Seguro, Rancho Santa Margarita

MLS® #OC25149949

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## \$799,000

2 Bedroom, 3.00 Bathroom, 1,260 sqft  
Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

Welcome to 44 Tierra Seguro, a beautifully updated condo located in the highly sought-after Tierra Montanosa community of Rancho Santa Margarita. This light-filled 2-bedroom, 2.5-bath home features a desirable floor plan with dual primary suites and a spacious, open-concept living area ideal for modern living. Recent upgrades include fresh interior paint and new luxury vinyl plank flooring with modern baseboards throughout. The bright kitchen offers ample counter space, a breakfast bar, and flows seamlessly into the dining and living areas—complete with a cozy fireplace and direct access to a private, gated front patio perfect for relaxing or entertaining. The main level also features a newly remodeled powder room for added convenience and a large laundry room with ample pantry storage. Upstairs, both bedrooms include en-suite bathrooms and generous closet space. Additional highlights include an attached, direct entry two-car garage, a full repipe completed within the past year, and newer HVAC and water heater systems. Residents of Tierra Montanosa enjoy access to a resort-style pool and spa, along with all the amenities of the city of Rancho Santa Margarita—including the lake, beach club, tennis courts, parks, hiking trails, and award-winning Melinda Heights Elementary School. With easy access to toll roads, shopping, and dining, this turnkey home offers the perfect blend of comfort, convenience, and community.



Built in 1997

## Essential Information

MLS® #	OC25149949
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Debra Douglass
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	44 Tierra Seguro
Area	R1 - Rancho Santa Margarita North
Subdivision	Tierra Montanosa (TIEM)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Maintenance Grounds, Maintenance Front Yard, Other Courts, Outdoor Cooking Area, Picnic Area, Playground, Pool, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Faces Rear
View	Neighborhood
Has Pool	Yes
Pool	Association

Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System
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## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Sprinkler System
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), All Bedrooms Up, Primary Suite, Block Walls, Breakfast Area, Multiple Primary Suites
Appliances	Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# 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	May 21st, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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