

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

MLS® #OC25149949

\$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

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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