

# **\$1,499,000 - 18 Via Tigra, Rancho Santa Margarita**

MLS® #OC25151954

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## **\$1,499,000**

4 Bedroom, 3.00 Bathroom, 2,711 sqft  
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Luxury, Space, Pool-size yard and a Cul-de-sac street --this home has it All! Located in the popular community of Melinda Heights, this 4 bedroom gem offers everything you've been dreaming of and more. The bright and open main floor includes a large office with custom built-ins (can be converted into a bedroom), full bath, new interior paint throughout, tankless water heater, laundry room, 3 car garage, and a proper chef's kitchen with custom maple wood cabinets, elegant quartzite stone counters, eat-in dining area and tons of storage. Upstairs you'll find generous size bedrooms, fully-renovated bathrooms and custom closet organizers. The attic access even has a pull down ladder, making storage a breeze! Keep cool all summer long with the Brand New HVAC system, whole house fan, ceiling fans and upgraded dual pane vinyl windows. The showstopper is the large, resort-style backyard which features a beautiful pergola for al fresco dining, large gas fire pit, a peaceful bubbling fountain, as well as space for a competitive game of corn hole or horseshoes. If a pool is in your dream for the future, rest assured, this yard offers plenty of space. All of this, located only a short distance to neighborhood parks, community pools, excellent schools, pickleball courts, sand-entry Beach Club, and the RSM Lake! Don't miss your opportunity to purchase in California's #1 ranked safest city!



Built in 1995

## Essential Information

MLS® #	OC25151954
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,711
Acres	0.15
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Miller
Listing Office	@Vantage Real Estate

## Community Information

Address	18 Via Tigra
Area	MEH - Melinda Heights
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Tennis Court(s), Trail(s), Other Courts, Sport Court
Parking Spaces	3
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access
# of Garages	3
Garages	Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Level, Sprinkler System, Street Level

Windows	Double Pane Windows, Screens, Shutters
Construction	Stucco

## Interior

Interior	Stone
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), All Bedrooms Up, Cathedral Ceiling(s), Pull Down Attic Stairs
Appliances	Dishwasher, Microwave, Refrigerator, SixBurnerStove, Water Purifier, Water Softener
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	July 7th, 2025
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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