

\$1,299,000 - 9 Calle Larspur, Rancho Santa Margarita

MLS® #OC25157585

\$1,299,000

3 Bedroom, 3.00 Bathroom, 2,100 sqft
Residential on 0 Acres

Montecito, Rancho Santa Margarita,

Designed for real life, styled for easy living. 9 Calle Larspur blends meaningful upgrades, a versatile layout, and an unbeatable Rancho Santa Margarita location that makes every day feel effortless. formal living room, a separate dining area, a remodeled kitchen with quartz countertops, new cabinetry, luxury vinyl flooring, its own dining nook with fireplace, and an oversized walk-in pantry/mudroom. The showstopper? A permitted 22' x 20' family room addition with built-ins and recessed lighting, perfect for gatherings of any size. Upstairs, the primary suite delivers both comfort and scale, complete with a former fourth bedroom now reimagined as a generous walk-in closet (with the option to convert back if a fourth bedroom better suits your needs). Two additional bedrooms and a full bath complete the second floor. Lovingly maintained and thoughtfully updated, this home showcases newer AC, fresh landscaping, new window coverings, an updated powder room, and more. Every finish, from flooring to fixtures, was selected for cohesion, style, and livability. The backyard extends the living space outdoors with built-in BBQ, low-maintenance pavers, and a cozy fireplace that set the stage for weeknight dinners, weekend entertaining, or quiet evenings under the stars. Nestled against the Saddleback Mountains, this home sits in the heart of Rancho Santa Margarita, recently rated the #1 safest city in California. Trabuco Mesa Elementary is just one block away, while



RSM Lake, the Beach Club, pickleball and tennis courts, Oâ€™Neill Park, and Santa Margarita Marketplace are moments from your door. Daily conveniencesâ€™ grocery stores, Starbucks, pharmacy, and restaurantsâ€™ are within easy reach, making busy mornings and errands refreshingly simple. With no Mello Roos and low HOA dues, this home brings together value, lifestyle, and location in one of South OCâ€™s most connected communities. From the layout to the upgrades to the little touches that make a big difference, this is the one that just feels right.

Built in 1987

Essential Information

MLS® #	OC25157585
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Cinquini
Listing Office	Douglas Elliman of California

Community Information

Address	9 Calle Larspur
Area	R2 - Rancho Santa Margarita Central
Subdivision	Montecito
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Tennis Court(s), Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Direct Access, Garage, Garage Faces Front
# of Garages	2
Garages	Driveway, Direct Access, Garage, Garage Faces Front
View	Mountain(s)
Waterfront	Lake, Lake Privileges
Has Pool	Yes
Pool	Association, None
Security	Carbon Monoxide Detector(s), Prewired, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Near Park, Street Level, ZeroToOneUnitAcre
Windows	Custom Covering(s)
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Up, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Paneling/Wainscoting, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, See Remarks, Separate/Formal Dining Room, Two Story Ceilings, Unfurnished, Walk-In Closet(s), Walk-In Pantry
Appliances	Built-In Range, Dishwasher, Gas Range, Microwave, Refrigerator, Water Softener, Water To Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Gas, Kitchen
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Trabuco Mesa

Middle	Rancho Santa Margarita
High	Trabucco Hills

Additional Information

Date Listed	July 14th, 2025
Days on Market	67
Short Sale	N
RE / Bank Owned	N

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