

# **\$1,299,000 - 52 Via Brida, Rancho Santa Margarita**

MLS® #OC25159677

**\$1,299,000**

4 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0 Acres

Cresta Vista (CRV), Rancho Santa Margarita,

\*\*Stop the home search, your dreams of finding an incredible home have come true! This 4 bedroom 2.5 bath property has undergone a complete refresh featuring newly painted walls and cabinets throughout!

\*\*Soaring ceilings with options for a downstairs bedroom and full bath too, inquire for more details! Upgrades include HVAC system, windows, and leased solar. Custom bathrooms, showers, and plantation shutters are additional features you'll love too! Access to Rancho Santa Margarita's master-planned community amenities like the beach club, lake, tennis courts, water park, trails, and much more are included with your HOA dues. No Mello Roos! Tax rate is about 1.01%! Inquire about pre listing home inspection and seller disclosures all upfront! Take the guess work out of buying your next home with complete transparency before you make your offer! Fire insurance quote available at about \$2,200 / year.



Built in 1993

## **Essential Information**

MLS® #	OC25159677
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,032
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Argue
Listing Office	Plan A Real Estate

## Community Information

Address	52 Via Brida
Area	R1 - Rancho Santa Margarita North
Subdivision	Cresta Vista (CRV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Sport Court, Dog Park, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s), Outdoor Cooking Area
Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

**District** Saddleback Valley Unified

## Additional Information

Date Listed July 16th, 2025

Days on Market 23

Short Sale N

RE / Bank Owned N

Based on information from

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