

\$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 |
|-----------------|-------------------|

Interior

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

School Information

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 23 |
| Short Sale | N |
| RE / Bank Owned | N |

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