

# \$625,000 - 3 Vista Mesa # 44, Rancho Santa Margarita

MLS® #OC25161038

---

## \$625,000

2 Bedroom, 2.00 Bathroom, 957 sqft  
Residential on 3 Acres

Vista La Cuesta (VLC), Rancho Santa Margarita,

Beautiful move in condition end unit in highly desirable community of Vista La Cuesta and SAMLARC. Walking distance to Lake Santa Margarita (SAMLARC), hiking and biking trails, restaurants, schools, shopping and much more! The Cleveland National Forest is close by giving this city home excellent access to nature and beautiful scenery. Enjoy your Vista La Cuesta community pool, spa, BBQ and picnic area and kids park, pets are permitted :) The new air conditioning unit will keep you nice and cool during the warm Southern California summer days.



Built in 1987

## Essential Information

MLS® #	OC25161038
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	3.02
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Evan Garcia
Listing Office	Beach Properties

## Community Information

Address	3 Vista Mesa # 44
Area	R1 - Rancho Santa Margarita North
Subdivision	Vista La Cuesta (VLC)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Maintenance Grounds, Maintenance Front Yard, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Jogging Path, Pets Allowed, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	1
Parking	Door-Single, Garage, Assigned
# of Garages	1
Garages	Door-Single, Garage, Assigned
View	None
Waterfront	Lake Privileges
Has Pool	Yes
Pool	Association, Community

## Exterior

Roof	Tile
------	------

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, High Ceilings, Living Room Deck Attached, Pantry
Appliances	Free-Standing Range, Gas Oven, Gas Range, Water Heater, Self Cleaning Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	One

## School Information

District	Saddleback Valley Unified
----------	---------------------------

## **Additional Information**

Date Listed	July 18th, 2025
Days on Market	68
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 7th, 2026 at 9:53pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.