

\$899,999 - 128 Via Vicini, Rancho Santa Margarita

MLS® #OC25161538

\$899,999

4 Bedroom, 3.00 Bathroom, 1,655 sqft
Residential on 1 Acres

Terracina (TERC), Rancho Santa Margarita,

Welcome to 128 Via Vicini in sought-after Rancho Santa Margarita, California's safest city. This popular end-unit townhome is perfectly situated near a cul-de-sac for a private, interior location. Boasting 4 bedrooms and 2.5 baths in over 1650 sq ft, you will immediately fall in love with the open concept layout with high ceilings and lots of natural light. The living room features a fireplace and media niche and is adjacent to the large dining room which has access to the patio. The kitchen offers plenty of counter and cabinet space and there's a large pantry/storage room. In addition, there's a laundry room and guest bathroom.

Upstairs, there are 4 bedrooms and two full bathrooms. The spacious primary bedroom has a walk-in closet and a dual sink bathroom. The secondary bedrooms are ample while the 4th room with an extra storage closet is larger and can be used as a bedroom, office or multi-purpose room. The secondary bathroom is perfectly situated between the extra bedrooms and boasts a new vanity and lighting.

The freshly painted interior, new window blinds, newer air conditioning system and water heater provide a clean, well-maintained aesthetic along with modern and energy efficient features.

You will appreciate the serenity of your private and spacious patio which offers a tranquil and peaceful environment, perfect for relaxation. Enjoy the close proximity to shopping, dining



and Samlarc amenities including parks, courts
and the beach club.
The low monthly HOA helps with affordability!

Built in 1999

Essential Information

MLS® #	OC25161538
Price	\$899,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	1.23
Year Built	1999
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Sandra Williams
Listing Office	Coldwell Banker Realty

Community Information

Address	128 Via Vicini
Area	R1 - Rancho Santa Margarita North
Subdivision	Terracina (TERC)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Tennis Court(s), Dog Park, Pool, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Electricity Available, Natural Gas Available, Sewer Available, Water Available

Parking Spaces	2
Parking	Garage, Garage Door Opener, Direct Access, Door-Multi, Garage Faces Side
# of Garages	2
Garages	Garage, Garage Door Opener, Direct Access, Door-Multi, Garage Faces Side
View	Mountain(s)
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile
Construction	Stucco

Interior

Interior	Tile, Wood, Carpet
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Gas Oven, Gas Range, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Cielo Vista
Middle	Rancho Santa Margarita
High	Trabuco Hills

Additional Information

Date Listed	July 17th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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