

# \$1,149,900 - 5 Via Floria, Rancho Santa Margarita

MLS® #OC25164183

**\$1,149,900**

3 Bedroom, 3.00 Bathroom, 1,976 sqft

Residential on 0 Acres

Villavante (VVT), Rancho Santa Margarita,

Welcome to 5 Via Floria, a beautifully upgraded 3-bedroom home with a spacious loft and 2.5 baths, located in the desirable Villavante Tract. From the moment you arrive, you'll be greeted by a beautifully landscaped entry that sets the tone for the inviting interior. The kitchen features granite countertops, white cabinetry, travertine floors, recessed lighting, a cozy breakfast nook, and brand-new stainless-steel appliances including an oven, microwave, and dishwasher. The living room is warm and welcoming with a fireplace accented by a classic white mantle, travertine floors and plantation shutters, while the dining area, with its mirrored wall, opens seamlessly to the living space, ideal for entertaining. A striking staircase with elegant wrought-iron railing leads you upstairs to a versatile loft and the bedrooms with new carpet. The primary bedroom is a relaxing retreat, complete with mirrored closet doors and natural light. The ensuite bathroom has been thoughtfully upgraded with dual vanities topped with granite countertops, white cabinetry, a stone stall shower, a granite tub surround, and a walk-in closet. Down the hall, you'll find two additional bedrooms with mirrored closet doors and a full guest bathroom with white cabinetry. Additional highlights include a convenient downstairs laundry room, an upgraded powder room with granite counters, and a two-car attached garage. The backyard is beautifully landscaped with hardscape, perfect for



outdoor entertaining or simply enjoying the California sunshine. Residents of Villavante enjoy a community pool and all the Rancho Santa Margarita incredible amenities, including the Beach Club Lagoon, multiple pools, tennis courts, scenic hiking trails, parks, an amphitheater with summer concerts, the lake, and so much more!

Built in 1994

## Essential Information

MLS® #	OC25164183
Price	\$1,149,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Shauna Fogal
Listing Office	Keller Williams Realty

## Community Information

Address	5 Via Floria
Area	R2 - Rancho Santa Margarita Central
Subdivision	Villavante (VVT)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Pool, Sauna
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water

	Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Landscaped, Back Yard, Corner Lot, Sprinklers In Rear, Sprinkler System, Yard, Zero Lot Line
Windows	Plantation Shutters, Blinds
Roof	Tile, Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Stone
Interior Features	Breakfast Area, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Built-in Features, Loft
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

## Additional Information

Date Listed	July 23rd, 2025
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Days on Market	62
Short Sale	N
RE / Bank Owned	N

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