

\$875,000 - 90 Calle De Felicidad, Rancho Santa Margarita

MLS® #OC25171609

\$875,000

3 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 1 Acres

Los Abanicos (LOSA), Rancho Santa Margarita,

Nestled on a peaceful cul-de-sac, this beautifully updated 3-bedroom, 2.5-bathroom detached home offers comfort, style, and convenience in the highly sought-after city of Rancho Santa Margarita. Step inside to find NEW luxury vinyl flooring throughout, NEW interior paint including the garage, and a Bright Open floor plan. The fully updated kitchen features NEW stainless steel appliances: NEW oven/stove, NEW refrigerator, NEW dishwasher, and NEW microwave. You'll love the freshly painted white cabinets with NEW hardware, quartz countertops with a matching backsplash, and a stainless steel sink that adds both function and modern style. The spacious master suite includes a walk-in closet and a beautifully updated master bathroom with a dual vanity, NEW bathroom sink faucets, and a freshly glazed tub. All bathrooms feature NEW toilets, and the secondary tub has also been professionally glazed for a fresh, clean look. Each bedroom includes NEW ceiling fans for added comfort. The two-car attached garage includes a laundry area and overhead hanging storage for convenience and organization. Step outside to your private enclosed backyard/patio professionally landscaped with pavers and a planter for easy enjoyment. This low-maintenance outdoor space is perfect for relaxing, dining, or entertaining guests year-round. Let's not forget this home is close to TONS of shopping, restaurants, several RSM pools, the RSM Library, the RSM



Cinepolis Luxury Cinemas, the 241 Toll Road, award-winning schools, parks galore, biking/hiking trails, and tennis/sport courts. You are perfectly situated for easy-breezy early mornings or afternoon strolls around the peaceful RSM Lakeâ€”but wait, thereâ€™s MORE! Youâ€™ll be a member of the RSM Lagoon/Beach Club. No Mello Roos and low HOA. This home truly has it allâ€”modern updates, thoughtful design, and excellent curb appeal in one of Orange Countyâ€™s most desirable communities. Donâ€™t miss your opportunity to make it yours!

Built in 1997

Essential Information

MLS® #	OC25171609
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.64
Year Built	1997
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Myrna Clark
Listing Office	Regency Real Estate Brokers

Community Information

Address	90 Calle De Felicidad
Area	R2 - Rancho Santa Margarita Central
Subdivision	Los Abanicos (LOSA)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Outdoor Cooking Area, Barbecue, Playground, Pool, Spa/Hot Tub, Other Courts, Picnic Area, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage, Other
# of Garages	2
Garages	Garage, Other
View	None
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Cul-De-Sac
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Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Open Floorplan, All Bedrooms Up, Primary Suite, Walk-In Closet(s), High Ceilings, Quartz Counters, Storage
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
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Additional Information

Date Listed	July 30th, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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