

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

MLS® #OC25171609

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## **\$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 Lake—but wait, there's MORE! You'll be a member of the RSM Lagoon/Beach Club. No Mello Roos and low HOA. This home truly has it all—modern updates, thoughtful design, and excellent curb appeal in one of Orange County's most desirable communities. Don'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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