

\$2,995 - 175 Via Contento, Rancho Santa Margarita

MLS® #OC25172329

\$2,995

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential Lease on 3 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Located in a peaceful corner of Tijeras Creek Villas, this beautifully upgraded 2-bedroom, 2-bath condo offers views of hills, mature trees and a park-like greenbelt with tot lot, picnic area, and BBQ. The spacious living room features cathedral ceilings, corner two sided fireplace and ceiling fan. The remodeled kitchen is light and bright with windows on two walls, fresh white cabinetry, recessed LED lighting, generous counter space and stainless steel appliances including counter-depth refrigerator with ice maker, microwave, and 5-burner gas range. The primary suite includes cathedral ceilings, a private balcony, a wall of closet space and remodeled en-suite bath with walk-in shower. The spacious secondary bedroom and full bath are located just down the hall, along with the interior laundry "washer and dryer included. Enjoy the convenience of the over sized one-car garage with opener at the base of your steps, plus a reserved parking space. Move in ready with NEW paint and NEW carpet throughout, newer AC, upgraded baseboards and bronze door hardware. Community amenities include 2 pools, one overlooking the beautiful Tijeras Creek Golf Course, spa, sauna, fitness center, tot lot and picnic area. Miles of hiking and biking trails. Access to all the SAMLARC amenities with pools, tennis, pickleball, volleyball, sport courts, parks, beach club and splash park. Centrally located walking distance to the award winning Arroyo Vista K-8. This home offers comfort and convenience in



California's safest city.

Built in 1995

Essential Information

| | |
|----------------|-----------------------|
| MLS® # | OC25172329 |
| Price | \$2,995 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 908 |
| Acres | 2.57 |
| Year Built | 1995 |
| Type | Residential Lease |
| Sub-Type | Condominium |
| Status | Closed |
| Listing Agent | Sherri Lex |
| Listing Office | EHM Real Estate, Inc. |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 175 Via Contento |
| Area | R2 - Rancho Santa Margarita Central |
| Subdivision | Tijeras Creek Villas (TCV) |
| City | Rancho Santa Margarita |
| County | Orange |
| Zip Code | 92688 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Sport Court, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Pickleball |
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected, Trash Collection, Association Dues |
| Parking Spaces | 2 |
| Parking | Door-Single, Garage, One Space, Garage Door Opener |
| # of Garages | 1 |
| Garages | Door-Single, Garage, One Space, Garage Door Opener |
| View | Hills, Trees/Woods, Park/Greenbelt |
| Waterfront | Lake Privileges |

| | |
|----------|--|
| Has Pool | Yes |
| Pool | Community, In Ground, Association |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|-----------|
| Exterior Features | Lighting |
| Lot Description | Near Park |
| Windows | Blinds |
| Roof | Tile |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Tile |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Primary Suite, Balcony, Cathedral Ceiling(s), Living Room Deck Attached |
| Appliances | Built-In Range, Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Water Heater, Dryer, Washer, Water To Refrigerator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Arroyo Vista |
| High | Tesoro |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | August 2nd, 2025 |
| Days on Market | 8 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 7:56pm PST. 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.