

\$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 area—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, volley ball, 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

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