

\$475,000 - 73 Via Ermitas, Rancho Santa Margarita

MLS® #OC25218435

\$475,000

1 Bedroom, 1.00 Bathroom, 668 sqft
Residential on 0 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Charming single-level residence located in the scenic of Tijeras Creek Villas. A picturesque courtyard leads you to an inviting and upgraded open and light filled floor plan. The spacious living room features a stacked stone two-sided fireplace with gas logs and a French door that opens to a private, covered patio. The cheerful kitchen includes windows on two walls overlooking the private courtyard. The kitchen has been updated with white cabinetry, granite countertops, recessed lighting stainless appliances that include 5 burner gas range, microwave, dishwasher and refrigerator. The primary bedroom opens through tall sliding doors to the peaceful patio and also includes a mirrored closet with an organizer system. The remodeled bathroom features a white shaker style vanity, framed mirror, brushed fixtures and lighting plus additional cabinetry with glass doors providing additional storage. This home also offers a full-size front-loading washer and dryer (included), a hall closet, and additional storage spaces off the patio. You'll also appreciate the oversized one-car garage for even more storage with new roll up garage door, opener and walking access door. Community amenities include two pools (one with Tijeras Creek Golf Course views), a spa, sauna, and fitness center, along with full access to SAMLARC amenities such as pools, sports courts, parks, and the popular Lago Santa Margarita Beach Club with private events. Tucked in a private setting surrounded by views of trees and mountain views. with



maintained landscaping and cul-de-sac location ensures a tranquil living experience. This home offers both comfort and convenienceâ€”just a short walk to the award-winning Arroyo Vista K-8 school in CA's safest city.

Built in 1990

Essential Information

MLS® #	OC25218435
Price	\$475,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	668
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Sherri Lex
Listing Office	EHM Real Estate, Inc.

Community Information

Address	73 Via Ermitas
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Barbecue, Clubhouse, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Recreation Room, Sauna, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s), Trash
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces	2
Parking	Garage, One Space
# of Garages	1
Garages	Garage, One Space
View	Courtyard, Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Association, Community, Heated, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Cul-De-Sac, Landscaped, Level, Near Park
Windows	Drapes
Roof	Tile

Interior

Interior	Tile, Vinyl
Interior Features	All Bedrooms Down, Balcony, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Entrance Foyer, Granite Counters, High Ceilings, Main Level Primary, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Utility Room
Appliances	Built-In Range, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	One

School Information

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

Additional Information

Date Listed	September 16th, 2025
Days on Market	71
Short Sale	N
RE / Bank Owned	N

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