

\$1,180,000 - 169 Garcilla, Rancho Mission Viejo

MLS® #OC25236018

\$1,180,000

3 Bedroom, 3.00 Bathroom, 1,761 sqft

Residential on 0 Acres

Iris (ESIRIS), Rancho Mission Viejo,

Welcome to 169 Garcilla, a beautifully upgraded home in the exclusive 55+ Iris neighborhood of Esencia in Rancho Mission Viejo! Tucked away on a peaceful cul-de-sac with very little traffic, this home offers the perfect blend of privacy and comfort. The main level features a spacious primary suite with an oversized walk-in closet, plus a secondary bedroom and full bath ideal for guests or an office setup. Upstairs, you'll find a private retreat with a third bedroom, a full bath, and a loft/bonus area that's perfect for visiting family or a quiet reading space. The kitchen delivers that modern, clean feel with quartz countertops, a full tile backsplash, and top-of-the-line KitchenAid stainless appliances. The open-concept design connects seamlessly to the living area, creating a bright, airy space for entertaining or relaxing at home. Every detail has been thoughtfully curated: luxury waterproof vinyl flooring, white shaker cabinetry, energy-efficient LED lighting, solar window shades, and a tankless water heater. The two-car garage is finished with direct access from the kitchen for easy unloading and comes prewired with 220V outlet for your EV charger. Other features include storage racks in garage, Culligan soft water system and osmosis, Moen full house water leak detector, trees in backyard are Cabernet grape vines on archway, lemon, lime, apricot, raised garden bed with water system, and so much more! And yes, this is a smart home, wired with gigabit fiber internet for speed and



reliability. The interior of the home was also just painted. Beyond the home, you'll enjoy a vibrant, resort-style lifestyle with exclusive access to private Gavilan 55+ amenities including The Perch, The Hacienda, The Outlook, The BBQ Barn, and The Getaway. Stay active and connected with a state-of-the-art fitness center, saltwater pool, spa, cabanas, bocce ball courts, yoga studio, fire pits, and social lounges. And when the grandkids visit? You'll have full access to Rancho Mission Viejo's award-winning all-ages amenities, arcade, community farms, fitness centers, indoor basketball gym, putting green, Sports park, tennis and pickleball courts, parks, and events that make this community unlike any other.

Built in 2018

Essential Information

MLS® #	OC25236018
Price	\$1,180,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Dave Archuleta
Listing Office	First Team Real Estate

Community Information

Address	169 Garcilla
Area	ESEN - Esencia
Subdivision	Iris (ESIRIS)
City	Rancho Mission Viejo

County Orange
Zip Code 92694

Amenities

Amenities Bocce Court, Clubhouse, Controlled Access, Sport Court, Dog Park, Fitness Center, Fire Pit, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Paddle Tennis, Playground, Pickleball, Pool, Pet Restrictions, Pets Allowed, Recreation Room
Parking Spaces 2
Parking Direct Access, Garage
of Garages 2
Garages Direct Access, Garage
View Hills, Mountain(s), Neighborhood
Has Pool Yes
Pool Community, Association

Exterior

Exterior Stucco
Lot Description ElevenToFifteenUnitsAcre, SixToTenUnitsAcre, Close to Clubhouse, Cul-De-Sac
Windows Custom Covering(s), Double Pane Windows, Drapes
Construction Stucco
Foundation Slab

Interior

Interior See Remarks, Vinyl
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Wired for Data, Bedroom on Main Level, Loft, Main Level Primary, Walk-In Closet(s)
Appliances Built-In Range, Double Oven, Dishwasher, Microwave, Range Hood, Tankless Water Heater
Heating Central
Cooling Central Air
Fireplaces None
of Stories 2
Stories Two

School Information

District Capistrano Unified
High Tesoro

Additional Information

Date Listed October 18th, 2025

Days on Market 39

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 15th, 2026 at 11:26pm 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.