

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

MLS® #OC25236018

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## \$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, youâ€™ll find a private retreat with a third bedroom, a full bath, and a loft/bonus area thatâ€™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, youâ€™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? Youâ€™ll have full access to Rancho Mission Viejoâ€™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 Archuletta
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

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