

\$639,999 - 4 Via Alivio, Rancho Santa Margarita

MLS® #OC25246051

\$639,999

2 Bedroom, 2.00 Bathroom, 908 sqft
Residential on 3 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Welcome to this beautifully updated upper-level condo in the desirable Tijeras Creek Villas community of Rancho Santa Margarita! Offering over 900 sq. ft. of stylish living space, this 2-bedroom, 2-bath home combines comfort, convenience, and modern upgrades throughout. Step inside to find a light and bright open floor plan with vaulted ceilings and large new windows that fill the space with natural light. The family room features a cozy fireplace and an open floorplan, creating the perfect backdrop for relaxing or entertaining. The kitchen boasts new recessed lighting, updated outlets, and all appliances included, seamlessly opening to the dining area with a new, modern light fixture. The primary suite offers access to a private balcony through a brand-new dual-pane slider door, perfect for morning coffee or evening breezes. Additional highlights include luxury vinyl wood flooring, new blinds (except in the primary bedroom), and fresh upgrades throughout, including smoke and carbon monoxide units. Enjoy the convenience of a one-car garage below the unit, plus community amenities like two sparkling pools/spas and a fitness center, all just steps away. Additionally, as members of SAMLARC, you'll enjoy amenities like pickleball courts, tennis courts, pools throughout RSM, the lake, clubhouses, the beach club, and much more! This turnkey home blends stylish living with a fantastic location near parks, shopping, dining, and top-rated schools – all within the heart of



Rancho Santa Margarita.

Built in 1993

Essential Information

MLS® #	OC25246051
Price	\$639,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	2.90
Year Built	1993
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Julie Sulick
Listing Office	Realty One Group West

Community Information

Address	4 Via Alivio
Area	R2 - Rancho Santa Margarita Central
Subdivision	Tijeras Creek Villas (TCV)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Fitness Center, Outdoor Cooking Area, Barbecue, Pool, Sauna, Spa/Hot Tub, Fire Pit, Maintenance Grounds, Pickleball, Playground, Sport Court, Tennis Court(s), Trail(s)
Utilities	Water Available, Cable Available, Electricity Available, Natural Gas Available, Sewer Connected
Parking Spaces	1
Parking	Door-Single, Garage, One Space, Garage Door Opener, Permit Required
# of Garages	1
Garages	Door-Single, Garage, One Space, Garage Door Opener, Permit Required
View	Golf Course, Peek-A-Boo, Pool
Has Pool	Yes

Pool Community, Association

Security Smoke Detector(s)

Exterior

Windows Blinds, Double Pane Windows, Custom Covering(s), Screens

Interior

Interior Tile, Vinyl

Interior Features Balcony, Ceiling Fan(s), High Ceilings, Recessed Lighting, Separate/Formal Dining Room, Tile Counters

Appliances Dishwasher, Disposal, Microwave, Refrigerator, Gas Oven, Gas Range

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Gas

of Stories 1

Stories One

School Information

District Capistrano Unified

Additional Information

Date Listed October 24th, 2025

Days on Market 3

Short Sale N

RE / Bank Owned N

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