

\$1,295,000 - 27 Rolling Ridge, Rancho Santa Margarita

MLS® #OC25246833

\$1,295,000

4 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 0 Acres

Wyngate (WYNG), Rancho Santa Margarita,

Welcome to this beautifully maintained residence in Las Flores, one of Rancho Santa Margarita's most sought-after neighborhoods. Tucked away on a quiet, low-traffic street, this home offers peace, privacy, and convenience—walk the kids to school, grab coffee at the neighborhood Starbucks, then unwind at the community pool and spa, all just steps away.

Inside, you'll love the fresh paint throughout, bright open layout, and flexible living spaces—perfect for a home office, playroom, or formal sitting room. The great room seamlessly connects the kitchen, dining, and family areas, creating the ideal setting for entertaining or everyday living.

Step outside to a spacious, breezy backyard with no homes directly behind—perfect for outdoor dining, gatherings, or simply relaxing in your private oasis.

Upstairs features four generously sized bedrooms, including a bright primary suite with a serene view, dual vanities, soaking tub, separate shower, and two closets. The study loft with a built-in desk offers the perfect spot for work or study, and the laundry room is conveniently located upstairs. With neutral finishes throughout, a new water softener, and a tankless water heater, this home is truly move-in ready.

Enjoy all the Las Flores amenities—pools, parks, sports courts, and scenic trails—and you're just 15 minutes from the beach!



Built in 1998

Essential Information

MLS® #	OC25246833
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michele Deveyra-todd
Listing Office	Keller Williams Realty

Community Information

Address	27 Rolling Ridge
Area	LF - Las Flores
Subdivision	Wyngate (WYNG)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Sport Court, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage
View	Trees/Woods
Has Pool	Yes
Pool	Association

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Pantry, Two Story Ceilings, All Bedrooms Up
Appliances	Barbecue, Dishwasher, Microwave, Water Softener, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Capistrano Unified
Elementary	Las Flores
Middle	Las Flores
High	Tesoro

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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