

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

MLS® #OC25246833

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## **\$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 |
|-----------------|-------------------|

## 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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