

\$1,195,000 - 30 Via Silla, Rancho Santa Margarita

MLS® #OC25247008

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,890 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Gorgeously updated turnkey home in the highly sought-after community of Melinda Heights! Fresh exterior paint, beautiful palm trees, and custom landscaping, make this home's curb appeal shine from the moment you arrive. This Spanish-style single-family home boasts 3 bedrooms plus a bonus room and 2.5 bathrooms across 1,890 sq. ft. of thoughtfully designed living space. Nestled on a 3,948 sq. ft. lot, this home perfectly blends comfort, style, and functionality. Step inside to the formal living room featuring travertine tile flooring, tall ceilings, and abundant natural light—an inviting space that flows seamlessly into the formal dining area with a custom light fixture and views of the backyard, ideal for entertaining. The family room boasts a cozy fireplace, French doors to the backyard, and is open to the dining area and kitchen. The beautifully updated kitchen features granite countertops, custom tile backsplash, rich dark wood cabinetry, stainless steel appliances, and breakfast bar seating—a perfect blend of elegance and everyday convenience. The main level also includes a stylishly updated powder room and dedicated laundry room. A custom wrought-iron staircase leads to the second floor, where you'll find 3 bedrooms—including the Primary Suite—all with new carpet, new paint, and custom closet organization systems. Upstairs also features a spacious bonus room, perfect for a home office or 4th bedroom. The Primary Suite is a



tranquil retreat with a large walk-in closet with built-ins and a beautifully updated ensuite bathroom featuring a dual-sink vanity and a walk-in shower with custom tile surround. The hall bathroom has also been tastefully remodeled with modern finishes and a walk-in shower. Additional upgrades include recessed lighting throughout, a professional Sonance sound system with built-in speakers, and custom window treatments. The private backyard oasis offers a large stamped concrete patio, lush landscaping, raised planters, patio cover, outdoor speakers, and views of Saddleback Mountain—the perfect setting for relaxation or entertaining. Enjoy access to exceptional HOA amenities, including 4 Jr. Olympic-sized pools, the Lago Santa Margarita Beach Club, tennis, pickleball, basketball, parks, and more. Ideally located near award-winning Melinda Heights Elementary, shopping, dining, and easy access to the 241 Toll Road, this home truly has it all.

Built in 1994

Essential Information

MLS® #	OC25247008
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,890
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Yvonne Torres

Listing Office Regency Real Estate Brokers

Community Information

Address 30 Via Silla
Area MEH - Melinda Heights
Subdivision N/A
City Rancho Santa Margarita
County Orange
Zip Code 92688

Amenities

Amenities Clubhouse, Picnic Area, Playground, Pool, Tennis Court(s), Meeting/Banquet/Party Room, Pickleball, Recreation Room, Sport Court, Trail(s)
Utilities Electricity Available, Natural Gas Available, Sewer Available, Cable Available, Water Available
Parking Spaces 2
Parking Driveway
of Garages 2
Garages Driveway
View Mountain(s), Neighborhood
Has Pool Yes
Pool Community, Association

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Back Yard
Windows Blinds
Roof Spanish Tile
Construction Stucco
Foundation Slab

Interior

Interior Carpet, Tile, Wood
Interior Features Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Wired for Sound
Appliances Dishwasher, Gas Oven, Gas Range, Microwave
Heating Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
Elementary	Melinda Heights
Middle	Rancho Santa Margarita
High	Trabucco Hills

Additional Information

Date Listed	October 21st, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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