

# **\$949,900 - 28 Tierra Montanosa, Rancho Santa Margarita**

MLS® #OC25258182

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**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,472 sqft  
Residential on 1 Acres

N/A, Rancho Santa Margarita,

Welcome to 28 Tierra Montanosa, an end-unit showplace in the highly sought-after Melinda Heights community of Rancho Santa Margarita. From the moment you enter, soaring ceilings and abundant natural light create a spacious, modern feel throughout this COMPLETELY remodeled home.

The kitchen is a designerâ€™s dream â€“ featuring quartz countertops, custom full-height cabinetry, new appliances, and stylish finishes that flow seamlessly into the open-concept living and dining areas. Every detail has been thoughtfully upgraded: new flooring, lighting, interior paint, plantation shutters, and PEX REPIPE for both hot and cold water lines (NOT ALL UNITS HAVE BEEN PEX REPIPED!! THIS ONE HAS!).

The downstairs bathroom features a beautiful walk-in shower, while upstairs offers two spacious bedrooms, each with its own full bathroom and walk-in closet. Step outside to your wrap-around private patio, ideal for outdoor dining, entertaining, or simply enjoying tranquil California evenings â€“ a rare find in this community!

Additional highlights include a large two-car attached garage, ONE additional parking space across from condo, a newer water heater, and close proximity to two neighborhood pools and parks. As part of SAMLARC, residents enjoy access to 13



community parks and pools, nearby hiking and biking trails, and top-rated California Distinguished schools.

Minutes from award-winning restaurants, shopping, and freeway access, this home combines luxury, comfort, and lifestyle in one perfect package. Welcome Home!

Built in 1996

**Essential Information**

MLS® #	OC25258182
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.68
Year Built	1996
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Kraig Enyeart
Listing Office	eXp Realty of California Inc

**Community Information**

Address	28 Tierra Montanosa
Area	MEH - Melinda Heights
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

**Amenities**

Amenities	Maintenance Grounds, Pets Allowed, Barbecue, Dog Park, Fire Pit, Horse Trails, Other Courts, Outdoor Cooking Area, Paddle Tennis, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
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Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage, Garage Faces Front, Guest
# of Garages	2
Garages	Garage, Garage Faces Front, Guest
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Clay
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Main Level Primary, Multiple Primary Suites, Open Floorplan, Pantry, Quartz Counters
Appliances	Disposal, Refrigerator, Gas Cooktop, Gas Oven, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	November 4th, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

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