

# **\$1,099,000 - 9 Paseo Acebo, Rancho Santa Margarita**

MLS® #OC25264668

**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0 Acres

Castile (CAST), Rancho Santa Margarita,

Prepare to be impressed from the moment you arrive at 9 Paseo Acebo, a beautifully upgraded residence ideally positioned on a tranquil greenbelt in the heart of Rancho Santa Margarita. This rare 4-bedroom, 2.5-bath end-unit home offers exceptional privacy while providing immediate access to one of Orange County's most sought-after master-planned communities.

Inside, refined enhancements elevate every room: PEX plumbing, quartz countertops, upgraded wood flooring, freshly painted interiors, custom lighting, ceiling fans throughout, and a whole-house water filtration system. The primary suite showcases a stylish quartz vanity and a serene, spa-inspired feel.

Residents enjoy walkability to Central Park, the newly completed Splash Pad, Trader Joe's, Cinepolis, scenic trails, the lake, and multiple community pools. Included with your HOA are exclusive privileges to RSM's coveted Beach Club, lake, tennis courts, water park, and extensive trail system.

With no Mello Roos and a low 1.01% tax rate, this home blends comfort, convenience, and exceptional value.

Built in 1996



## **Essential Information**

MLS® #	OC25264668
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662
Acres	0.05
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Argue
Listing Office	Plan A Real Estate

## Community Information

Address	9 Paseo Acebo
Area	R2 - Rancho Santa Margarita Central
Subdivision	Castile (CAST)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

## Amenities

Amenities	Sport Court, Barbecue, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Dog Park, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Picnic Area, Playground, Racquetball, Trail(s)
Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Up
Heating	Central

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

## School Information

District	Saddleback Valley Unified
Elementary	Ceilo Vist
Middle	Rancho Santa Margarita
High	Trabucco Hills

## Additional Information

Date Listed	November 22nd, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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