

\$1,100,000 - 36 Via Brida, Rancho Santa Margarita

MLS® #OC25271511

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,032 sqft
Residential on 0 Acres

Melinda Margarita, Rancho Santa Margarita,

: Located in the highly desirable Melinda Heights community, this spacious 3-bedroom, 2.5-bath home offers an additional bonus room ideal for a 4th bedroom, office, or flex space. The home features a bright, open layout with high ceilings and abundant natural light. The main level includes a generous living area, dining space, and a functional kitchen with ample storage. Upstairs, the primary suite offers a comfortable retreat with an en-suite bath and walk-in closet. The secondary bedrooms are well sized, and the bonus room provides valuable extra living space. The backyard includes both hardscape and planting areas, offering a versatile setting for outdoor enjoyment. Solar panels add energy efficiency and long-term utility savings. Conveniently located near top-rated schools, parks, trail systems, and local amenities. Priced to sell quickly, this home presents a strong opportunity to personalize and update to your preferences in a sought-after neighborhood.



Built in 1993

Essential Information

MLS® #	OC25271511
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,032
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	William Johnson
Listing Office	William Johnson, Broker

Community Information

Address	36 Via Brida
Area	R1 - Rancho Santa Margarita North
Subdivision	Melinda Margarita
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Maintenance Grounds
Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Level
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Interior

Interior Features	All Bedrooms Up, Loft
Appliances	ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District

Orange Unified

Additional Information

Date Listed December 5th, 2025

Days on Market 41

Short Sale N

RE / Bank Owned N

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