

# \$879,000 - 67 Fuente, Rancho Santa Margarita

MLS® #OC26004123

**\$879,000**

2 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0 Acres

Tierra Linda (TLI), Rancho Santa Margarita,

Ideally located just steps from Tijeras Creek Golf Club, this beautifully upgraded Tierra Linda townhome is an exceptional opportunity to enjoy comfortable, low-maintenance living in a highly desirable Rancho Santa Margarita community. The moment you step inside, you're greeted with soaring vaulted ceilings, large windows and sliders allowing natural light to pour right in. The spacious living room features a cozy gas fireplace and opens effortlessly to the dining area and kitchen, providing a functional and inviting layout. The kitchen is highlighted by stainless steel appliances, white shaker cabinetry, farm sink, subway tile, granite countertops, and a generous island that provides additional storage, bar seating for four and prep space. This unit features a rare and fully open-concept great room - a huge upgrade from the original model. The living space, kitchen, and dining share one room with no interfering beams or walls creating one impressive living area with 2-story ceilings. A convenient powder room on the main level services the great room with direct garage access. The private outdoor area has been thoughtfully updated with fresh landscaping, a newly-constructed pergola, and a new patio door while providing picturesque views of the surrounding hills. Upstairs, you'll find two generously-sized primary bedrooms that have been updated with luxury vinyl plank flooring. The rear suite offers vaulted ceilings and major views out to open, undeveloped land with a



major trail system. The front bedroom is also very spacious with vaulted ceilings and mirrored closet doors. Each bedroom offers a private en-suite bathroom and ample closet space (the rear features a large walk-in). Both bathrooms are well-appointed with ample counter space and storage. The rear has a walk-in shower and the front offers a shower and tub. Other upgrades include a new HVAC system, fully re-piped, luxury vinyl plank flooring on the stairs and entire second level, and select windows have been replaced.

Enjoy a community in top condition, with the exterior being recently painted and the HOA currently in the process of completing a re-roofing project across the neighborhood. All residents also have access to premium amenities including a pool, spa, BBQ area, sport courts, and full SAMLARC privileges. Ideally located near award-winning schools, scenic parks, dining, shopping, and major commuting routes, this turnkey property is move-in ready!

Built in 1989

## Essential Information

MLS® #	OC26004123
Price	\$879,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,411
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Townhouse
Style	Traditional, Mediterranean
Status	Closed
Listing Agent	Christian Wach

Listing Office      Talavera Real Estate

## Community Information

Address                    67 Fuente  
Area                        R2 - Rancho Santa Margarita Central  
Subdivision                Tierra Linda (TLI)  
City                        Rancho Santa Margarita  
County                     Orange  
Zip Code                   92688

## Amenities

Amenities                 Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Sport Court  
Utilities                   Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities  
Parking Spaces            4  
Parking                    Direct Access, Door-Single, Driveway, Garage, One Space, Concrete, Driveway Level, Garage Door Opener, Garage Faces Front, Private, Side By Side, Storage  
# of Garages              2  
Garages                    Direct Access, Door-Single, Driveway, Garage, One Space, Concrete, Driveway Level, Garage Door Opener, Garage Faces Front, Private, Side By Side, Storage  
View                        Park/Greenbelt, Hills, Neighborhood, Trees/Woods  
Has Pool                   Yes  
Pool                        Community, Heated, In Ground, Association  
Security                   Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior                   Drywall, Stucco, Concrete  
Exterior Features         Lighting  
Lot Description            Close to Clubhouse, Rectangular Lot, Street Level, Landscaped, Near Park, On Golf Course, Trees  
Windows                    Double Pane Windows, Custom Covering(s), Drapes, Insulated Windows, Screens  
Roof                        Tile, Concrete  
Construction               Drywall, Stucco, Concrete  
Foundation                 Slab

## Interior

Interior                   Tile, Vinyl

Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), All Bedrooms Up, Granite Counters, High Ceilings, Multiple Primary Suites, Pantry, Primary Suite, Recessed Lighting, Two Story Ceilings
Appliances	Dishwasher, Free-Standing Range, Freezer, Gas Cooktop, Disposal, Gas Range, Ice Maker, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater, Barbecue, Water To Refrigerator
Heating	Forced Air, Fireplace(s), Natural Gas, High Efficiency
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Great Room, Masonry
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
Elementary	Arroyo Vista
High	Tesoro

## Additional Information

Date Listed	January 19th, 2026
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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