

\$900,000 - 71 Tierra Plano, Rancho Santa Margarita

MLS® #PW25074503

\$900,000

3 Bedroom, 3.00 Bathroom, 1,472 sqft
Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

Tucked away in the picturesque hills of Rancho Santa Margarita, 71 Tierra Plano invites you into a lifestyle defined by comfort, style, and community. This corner-end townhome in the Tierra Montanosa community offers nearly 1,500 square feet of thoughtfully designed living space—ideal for those who appreciate both tranquility and connection. Step through the front door and you're welcomed by soaring ceilings and an abundance of natural light streaming through oversized windows. The open-concept layout flows seamlessly into an updated kitchen featuring crisp white cabinetry, a built-in pantry, granite countertops, and stainless steel appliances—making everyday living and entertaining both effortless and elegant. Just off the main living area, a full bedroom and bath on the first floor provide flexible living options, whether it's for guests, a home office, or multigenerational living. Upstairs, the spacious primary suite is a calming retreat with vaulted ceilings, dual closets, and a well-appointed ensuite with dual sinks and a separate shower area. A secondary junior suite down the hall features its own private bath, walk-in closet, and pitched ceilings, offering privacy and comfort for all. Step outside into your own private slice of the California lifestyle—this expansive backyard is thoughtfully designed for effortless entertaining and everyday enjoyment. Whether you're hosting summer barbecues, dining al fresco under the stars, or simply unwinding



with a glass of wine in the lounge area, you'll be surrounded by lush greenery and total privacy with no neighbors behind. It's the perfect setting to celebrate life's moments—big or small—in the comfort of your own private oasis. With hardwood floors throughout, a newer HVAC system, PEX piping, newer roof, and an attached two-car garage with direct access, this home checks all the right boxes. Beyond the doorstep, the Tierra Montanosa community features lush landscaping, a sparkling pool and spa, and scenic walking trails that lead you through the beauty of Rancho Santa Margarita. In addition, as part of the SAMLARC Master Association, residents enjoy access to Lago Santa Margarita's Beach Club and Lagoon, four Jr. Olympic-sized pools, thirteen parks with playgrounds and sports courts, and an expansive urban trail system perfect for morning jogs or sunset strolls. Whether you're seeking adventure outdoors or moments of peace at home, life at 71 Tierra Plano blends it all seamlessly.

Built in 1994

Essential Information

| | |
|----------------|---|
| MLS® # | PW25074503 |
| Price | \$900,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,472 |
| Acres | 0.47 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |
| Listing Agent | Peter Au |
| Listing Office | Berkshire Hathaway HomeServices California Properties |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 71 Tierra Plano |
| Area | R1 - Rancho Santa Margarita North |
| Subdivision | Tierra Montanosa (TIEM) |
| City | Rancho Santa Margarita |
| County | Orange |
| Zip Code | 92688 |

Amenities

| | |
|----------------|--|
| Amenities | Sport Court, Maintenance Grounds, Barbecue, Playground, Pool, Spa/Hot Tub, Clubhouse, Meeting/Banquet/Party Room, Trail(s) |
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Direct Access, Garage, Guest |
| # of Garages | 2 |
| Garages | Direct Access, Garage, Guest |
| View | Neighborhood |
| Has Pool | Yes |
| Pool | Community, Heated, Association |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|----------------------------|
| Exterior | Drywall |
| Lot Description | Back Yard, Rectangular Lot |
| Windows | Blinds, Skylight(s) |
| Roof | Tile |
| Construction | Drywall |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Tile, Wood |
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), Crown Molding, Multiple Primary Suites |
| Appliances | Dishwasher, Gas Oven, Gas Range, Range Hood, Free-Standing Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|--------------|-------------|
| Fireplaces | Living Room |
| # 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 | April 3rd, 2025 |
| Days on Market | 7 |
| Short Sale | N |
| RE / Bank Owned | N |

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