

\$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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