

\$875,000 - 18 Via Felicia, Rancho Santa Margarita

MLS® #PW25116275

\$875,000

2 Bedroom, 2.00 Bathroom, 1,211 sqft
Residential on 0 Acres

Montecito (MO), Rancho Santa Margarita,

This charming single story home is ready for a fresh vision. Bring your hammer and nails while it needs some TLC, it has great bones and a spacious layout, offering an excellent opportunity to customize and modernize to your taste. The home features high ceilings, a fireplace, a dishwasher, and mirrored closet doors, with the master bedroom providing direct access to the backyard. Outside, a spacious covered backyard invites endless possibilities, whether for gardening, play, or entertaining. An attached two car garage offers plenty of storage and parking. The community amenities include a sparkling pool, spa, BBQ area, and hiking trails. Ideally located just minutes from schools, shopping, and entertainment. Having been a rental property for several years, the unit presents an excellent opportunity for updates, including fresh paint and new flooring, to restore its full potential. It is being sold in its current "as-is" condition.



Built in 1986

Essential Information

MLS® #	PW25116275
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,211

Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Mattson
Listing Office	Lido Real Estate & Investments

Community Information

Address	18 Via Felicia
Area	R1 - Rancho Santa Margarita North
Subdivision	Montecito (MO)
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Association, Community

Exterior

Lot Description	Front Yard, Lawn, Near Park, Yard
-----------------	-----------------------------------

Interior

Interior Features	High Ceilings, All Bedrooms Down, Ceiling Fan(s), Eat-in Kitchen
Appliances	Dishwasher, Disposal, Microwave, Gas Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Saddleback Valley Unified
----------	---------------------------

Additional Information

Date Listed	June 19th, 2025
Days on Market	169
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 18th, 2026 at 12:26pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.