

\$890,000 - 19 Tierra Montanosa, Rancho Santa Margarita

MLS® #PW25121495

\$890,000

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0 Acres

Tierra Montanosa (TIEM), Rancho Santa Margarita,

\$50,000 price improvement!!â€™ Donâ€™t walk RUN!!!Welcome to 19 Tierra Montanosa, a beautifully upgraded and move-in-ready town-home nestled in the highly sought-after Melinda Heights neighborhood of Rancho Santa Margarita. This rare corner-unit residence offers 3 spacious bedrooms and 3 full bathrooms, with a flexible floor plan designed for modern living.

A private wraparound back patio provides the perfect space for outdoor dining, entertaining, or simply relaxing. Step inside to an open-concept layout filled with natural light, featuring soaring vaulted ceilings, large windows. The stylish living room features a renovated fireplace, modern lighting, and updated switches, creating a warm, contemporary vibe. The fully remodeled kitchen is a standout, boasting elegant cabinetry, quartz countertops, designer backsplash, an upgraded under-mount sink and brass faucets, Refrigerator, Stove Oven & Dishwasher.

Perfect for guests or multi-generational living, the main level offers a full bedroom and bathroom plus a convenient indoor laundry area. Upstairs, you'll find dual en-suite bedrooms, each with vaulted ceilings and generous closet space. The primary suite is a true retreat, showcasing a his and hers closets & dual vanities. Do not forget to review and click to take a 3-D Tour.

Enjoy access to resort-style community amenities, including a renovated



Olympic-sized pool, spa, tennis and pickle-ball courts, basketball court, BBQ area, event space, baseball field, and scenic walking trails.

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. Located within walking distance to Melinda Heights

Elementary and Altisima Park, with top-rated Trabuco Hills High School nearby and NO Mello-Roos taxes, this exceptional home offers the perfect balance of comfort, style, and Southern California lifestyle.

Built in 1997

Essential Information

MLS® #	PW25121495
Price	\$890,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.48
Year Built	1997
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Hector Herrera
Listing Office	RE/MAX One

Community Information

Address	19 Tierra Montanosa
Area	R1 - Rancho Santa Margarita North
Subdivision	Tierra Montanosa (TIEM)

City Rancho Santa Margarita
County Orange
Zip Code 92688

Amenities

Amenities Pickleball, Pool, Tennis Court(s), Trail(s), Clubhouse, Dog Park, Playground, Recreation Room, Trash
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 2
Parking Garage, Garage Door Opener, Garage Faces Rear, Guest, On Site, On Street
of Garages 2
Garages Garage, Garage Door Opener, Garage Faces Rear, Guest, On Site, On Street
View None
Has Pool Yes
Pool Community, In Ground, Association
Security Carbon Monoxide Detector(s), Fire Sprinkler System

Exterior

Exterior Stucco, Block, Concrete, Copper Plumbing, Drywall, Frame, Glass
Exterior Features Lighting
Windows Double Pane Windows, Bay Window(s), Screens
Roof Tile
Construction Stucco, Block, Concrete, Copper Plumbing, Drywall, Frame, Glass
Foundation Slab

Interior

Interior Carpet, Laminate, Tile
Interior Features Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Cathedral Ceiling(s), Ceiling Fan(s), In-Law Floorplan, Pantry, Two Story Ceilings
Appliances Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Water Heater, Dryer, Washer, Gas Oven, Range Hood
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 2
Stories Two

School Information

District Saddleback Valley Unified

Additional Information

Date Listed May 30th, 2025

Days on Market 25

Short Sale N

RE / Bank Owned N

Based on information from

Based on information from California Regional Multiple Listing Service, Inc. as of January 23rd, 2026 at 2:56am 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.