

\$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!! Don'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

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