

\$699,000 - 41 Via Ermitas, Rancho Santa Margarita

MLS® #SW25186854

\$699,000

2 Bedroom, 2.00 Bathroom, 1,117 sqft
Residential on 0 Acres

Tijeras Creek Villas (TCV), Rancho Santa Margarita,

Welcome home to this beautifully upgraded upper-end condo in the desirable Tijeras Creek Villas community, offering the perfect blend of style, comfort, and modern living. This spacious 2-bedroom, 2-bathroom home features over 1,100 square feet of bright, open-concept living space designed for both functionality and style. Upon entering, youâ€™ll be greeted by a formal entryway that opens to a stunning living area with high beamed ceilings, abundant natural light, and serene views of the surrounding trees. The remodeled kitchen highlights warm butcher block countertops, classic white subway tile, sleek fixtures, and top-of-the-line appliancesâ€”ideal for everyday cooking and entertaining. The large dining area flows seamlessly into a spacious living room, complete with custom woodwork, a designer fireplace, and exposed beams. Step outside to a rare wraparound patio deck, perfect for morning coffee or relaxing evenings. The expansive primary suite boasts vaulted ceilings, dual closets, and direct patio access, while the secondary bedroom offers a private balcony and an ensuite bathroom. Unique to this unit are two detached single-car garages with brand-new doors, adding both convenience and value. Enjoy resort-style amenities including sparkling pools, relaxing spas, BBQ areas, tot lots, and a fully equipped gym. As a Rancho Santa Margarita resident, youâ€™ll also have access to the private Beach Club, scenic lake, parks, clubhouse,



and numerous sport courts. Conveniently located near shopping, dining, top-rated schools, and the toll road, this turnkey condo combines privacy, style, and a lifestyle youâ€™ll love coming home to.

Built in 1990

Essential Information

| | |
|----------------|---------------|
| MLS® # | SW25186854 |
| Price | \$699,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,117 |
| Acres | 0.05 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Jamie Andrews |
| Listing Office | Onyx Homes |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 41 Via Ermitas |
| Area | R2 - Rancho Santa Margarita Central |
| Subdivision | Tijeras Creek Villas (TCV) |
| City | Rancho Santa Margarita |
| County | Orange |
| Zip Code | 92688 |

Amenities

| | |
|-----------|--|
| Amenities | Barbecue, Clubhouse, Fitness Center, Maintenance Grounds, Other Courts, Paddle Tennis, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s) |
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available |

| | |
|----------------|---------------------------|
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | Neighborhood, Trees/Woods |
| Waterfront | Lake Privileges |
| Has Pool | Yes |
| Pool | Association, Community |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior | Stucco, Concrete, Drywall |
| Exterior Features | Lighting |
| Lot Description | ZeroToOneUnitAcre, Near Park |
| Windows | Blinds, French/Mullioned, Screens |
| Roof | Tile |
| Construction | Stucco, Concrete, Drywall |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Laminate |
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Primary Suite, Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Paneling/Wainscoting, Separate/Formal Dining Room |
| Appliances | Dishwasher, Free-Standing Range, Gas Oven, Microwave, Refrigerator, Water Heater, Gas Cooktop, Gas Range, Range Hood |
| Heating | Central, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|--------------------|
| District | Capistrano Unified |
| Elementary | Arroyo Vista |
| High | Tesoro |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 8th, 2025 |
| Days on Market | 5 |
| Short Sale | N |

RE / Bank Owned N

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