

# **\$1,425,000 - 20 San Patricio, Rancho Santa Margarita**

MLS® #OC24058648

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## **\$1,425,000**

4 Bedroom, 3.00 Bathroom, 2,045 sqft  
Residential on 0 Acres

Arroyo Vista (AV), Rancho Santa Margarita,

**RARELY ON THE MARKET!** Enjoy today's trending designs in this 3 bedroom loft home offering beautiful mountain city light views. Located in the highly desirable Arroyo Vista/Oaks neighborhood. The mature Magnolia tree gracing the front yard adds to the great curb appeal complimented by the new roll-up garage doors. Stepping thru the Clavo front door you're greeted by an elegant wrought iron staircase two,-story ceilings in formal living/dining room allowing a flood of natural lighting thru windows and top windows accented with beautiful beveled designed clear glass. Cathedral ceilings provide a spacious feel in the formal dining area that leads to back yard sitting area under a grapevine covered patio. Remodeled kitchen is centered between the formal dining area and family room with cozy fireplace and patio doors leading to outdoor dining area with built-in BBQ for perfect al fresco gatherings. The remodeled kitchen serves as the heart of the home and is an entertainer's delight boasting quartzite counters (higher quality than granite), stainless steel appliances, spacious working island and recessed lighting catering to both functionality and style. Downstairs offers a service area with inside laundry room, powder room and direct access to a three car garage provide convenience and practicality for modern living. Beautiful wood flooring thru-out the downstairs carries thru to the second level to a large loft (optional 4th



bedroom at time of construction). Retreat to a Spacious Master Suite with cathedral ceilings and mountain city light views including a remodeled Master Bathroom offering private dressing area and water closet, dual sinks, newer lighting fixtures, walk-in shower and closet with organizers and a pull-down stairs feature for direct attic access. Two additional bedrooms and bathroom with tub/shower and updated vanity and lighting. Enjoy the many designer touches thru-out this home while entertaining including newer windows, shutters, updated lighting fixtures and more. Walk to the neighborhood park offering a large park area, tot lot, sport court and a private pool and spa and many private events. The Master Community (SAMLARC) offers 11 parks, pools, spa, sport courts including tennis and pickleball, a catch & release fishing lake, summer concerts, yoga classes, gardening classes to name a few. Capistrano School District. Close to toll roads, fwys, dining & shopping.

Built in 1989

### **Additional Information**

City	Rancho Santa Margarita
County	Orange
Zip	92688
MLS® #	OC24058648
Bedrooms	4
Bathrooms	3
Square Ft	2,045
Lot Size	0.11
Neighborhood	Arroyo Vista (AV)
Levels	Two
Garages	3
School District	Capistrano Unified
HOA Dues	\$176
HOA Dues Freq.	Monthly

## Listing Details

Listing Agent            Terry Matheus

Provided By:            Regency Real Estate Brokers

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