

Comparative Market Analysis



**10 Spring View Way, Rancho Santa Margarita,
California 92688**

Brian & Whitney Jensen

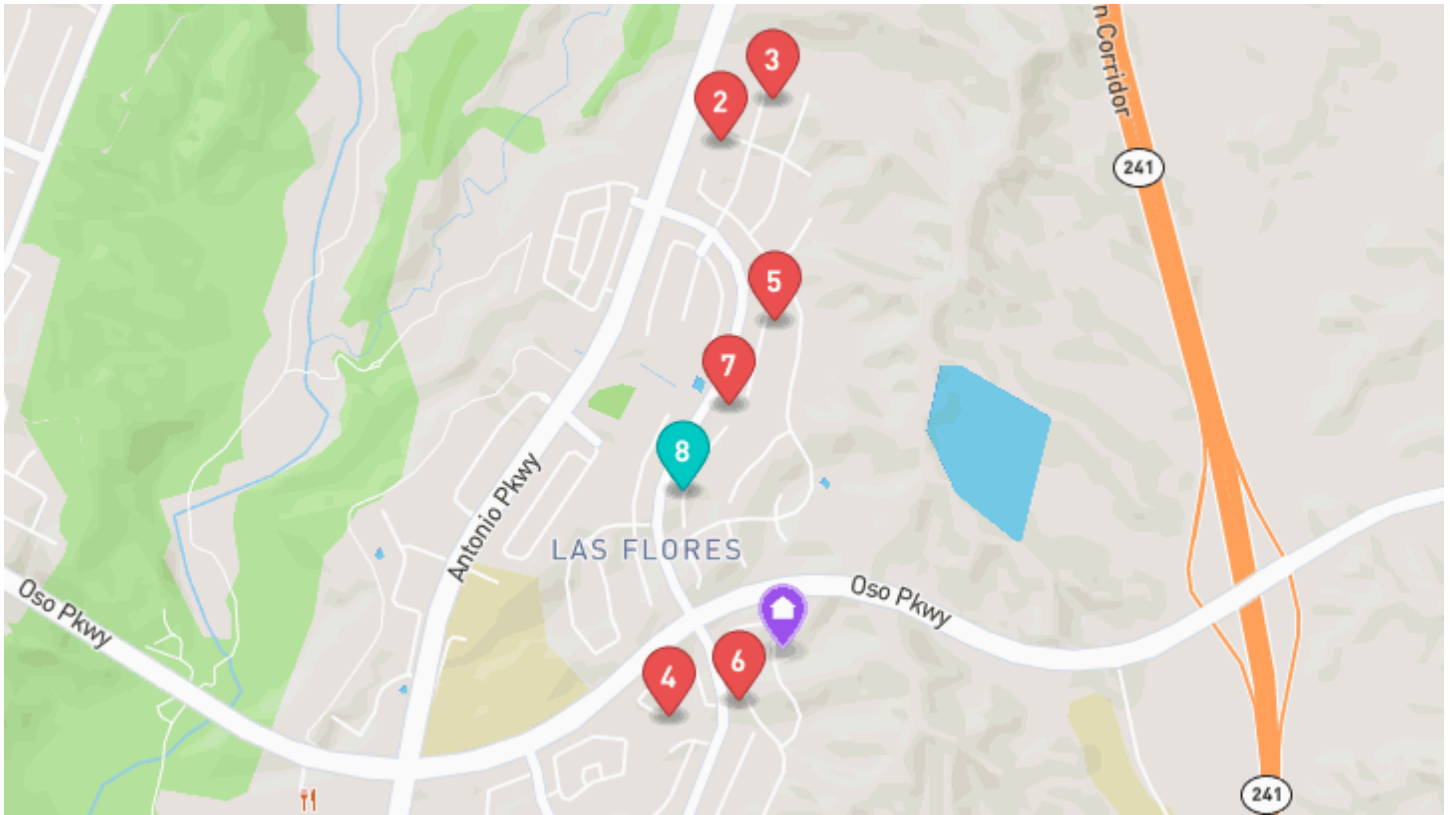
APRIL 30, 2026



Jacob Lawlor

First Team Real Estate

Map of Comparable Listings



STATUS: S = CLOSED B = ACTIVE UNDER CONTRACT

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	10 Spring View Way	4	2.50	2,302	-
2	NDP2601519	S	23 Greenvale	4	3.00	2,391.0	\$1,475,000
3	OC26042751	S	16 Woodsong	4	3.00	2,201.0	\$1,400,000
4	OC26017934	S	12 Chandler	4	3.00	2,460.0	\$1,475,000
5	OC26042288	S	41 Castletree	4	3.00	2,268.0	\$1,430,000
6	OC25246833	S	27 Rolling Ridge	4	3.00	2,100.0	\$1,325,000
7	OC26013348	S	3 Sunny Slope	4	3.00	2,500.0	\$1,640,000
8	OC26078270	B	38 Sunny Slope	5	3.00	2,434.0	\$1,475,000



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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
23 Greenvale	3/24/26	4	3.00	2,391.0	\$1,475,000	\$617
16 Woodsong	4/20/26	4	3.00	2,201.0	\$1,400,000	\$636
12 Chandler	3/13/26	4	3.00	2,460.0	\$1,475,000	\$600
41 Castletree	4/28/26	4	3.00	2,268.0	\$1,430,000	\$631
27 Rolling Ridge	12/8/25	4	3.00	2,100.0	\$1,325,000	\$631
3 Sunny Slope	3/18/26	4	3.00	2,500.0	\$1,640,000	\$656
Averages				2,320	\$1,457,500	\$628

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
38 Sunny Slope	-	5	3.00	2,434.0	\$1,475,000	\$606
Averages				2,434	\$1,475,000	\$606



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Sold Property Analysis

Averages

102.37%

Homes sold for an average of 102.37% of their list price.

12

Days on market

It took an average of 12 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
23 Greenvale	\$1,399,900	\$1,475,000	105.36%	4	\$617
16 Woodsong	\$1,375,000	\$1,400,000	101.82%	14	\$636
12 Chandler	\$1,475,000	\$1,475,000	100.00%	5	\$600
41 Castletree	\$1,499,000	\$1,430,000	95.40%	38	\$631
27 Rolling Ridge	\$1,295,000	\$1,325,000	102.32%	6	\$631
3 Sunny Slope	\$1,500,000	\$1,640,000	109.33%	6	\$656
Averages	\$1,423,983	\$1,457,500	102.37%	12	\$628



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23 Greenvale

Rancho Santa Margarita, CA 92688

MLS #NDP2601519

\$1,475,000

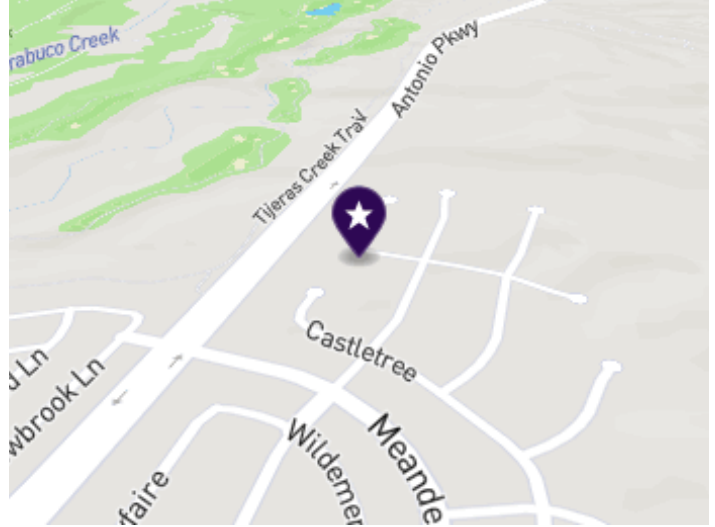
CLOSED 3/24/26

4 Beds 3.00 Baths

2,391.0 Sq. Ft. (\$617 / sqft)

Year Built 1995

Days on market: 4



Details

Prop Type: Single Family Residence

Acres: 0.1373

Off-market date: 2/21/26

Assoc Fee: \$174

County: Orange

Lot Size (sqft): 5,980

Updated: Mar 25, 2026 8:35 AM

School District: Capistrano Unified

Area: R2 - Rancho Santa Margarita Central

Garages: 3

List Price: \$1,399,900

Full baths: 3.0

List date: 2/16/26

Sold date: 3/24/26

Orig list price: \$1,399,900

Features

Association Name: Las Flores

Interior Features: High Ceilings, Ceiling Fan(s), Recessed Lighting, Open Floorplan

Pool Features: Association, In Ground, Community

Room Type: Walk-In Closet, Primary Bedroom, Laundry, Bonus Room, Kitchen, Living Room, Main Floor Bedroom, Family Room, Primary Suite, Primary Bathroom

Association Y N: Yes

Land Fee/Land Lease: Fee

Pool Private Y N: No

Senior Community Yes/No: No

Attached Garage Y/N: Y

Levels: Two

Property Attached Yes/No: No

Sewer: Public Sewer

Community Features: Curbs, Dog Park, Street Lights, Sidewalks

Listing Terms: FHA, Conventional, Cash, VA Loan

Bathroom Features: Shower in Tub, Walk-in shower, Separate tub and shower, Double sinks in bath(s), Double Sinks in Primary Bath

Special Listing Conditions: Standard

Contract Status Change

Date: 2026-03-24T00:00:00

Lot Features: Cul-De-Sac, Front Yard, Sprinkler System, Back Yard, Lawn

Kitchen Features: Kitchen Open to Family Room, Quartz Counters, Kitchen Island

View: Mountain(s), Canyon

Cooling: Central Air

Main Level Bedrooms: 1

Parking Total: 3

Virtual Tour: [View](#)



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Year Built Source: Assessor **Zoning:** R1

Remarks

Welcome to this beautifully appointed 4-bed, 3-bath home with a loft, ideally located in the heart of Rancho Santa Margarita. Showcasing sweeping mountain and canyon views, this light-filled residence features an open floorplan with soaring ceilings and expansive windows that bring the outdoors in. The upgraded kitchen is a true standout, offering brand-new quartz countertops, a new double oven and a new cooktop perfectly designed for both everyday living and entertaining. A bedroom and full bathroom on the main level provide flexibility for guests, multigenerational living, or home office. Upstairs, the spacious loft adds additional versatility to suit your lifestyle needs. Step outside to a large backyard ideal for hosting gatherings or simply enjoying the serene views. Additional highlights include owned solar paid in full, a low HOA, and a prime location within walking distance to schools and parks. With easy freeway access and close proximity to shopping centers, trails, dining and more, this home offers the perfect blend of comfort, convenience and scenic living.

Courtesy of Real Broker

Information is deemed reliable but not guaranteed.



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16 Woodsong

Rancho Santa Margarita, CA 92688

MLS #OC26042751

\$1,400,000

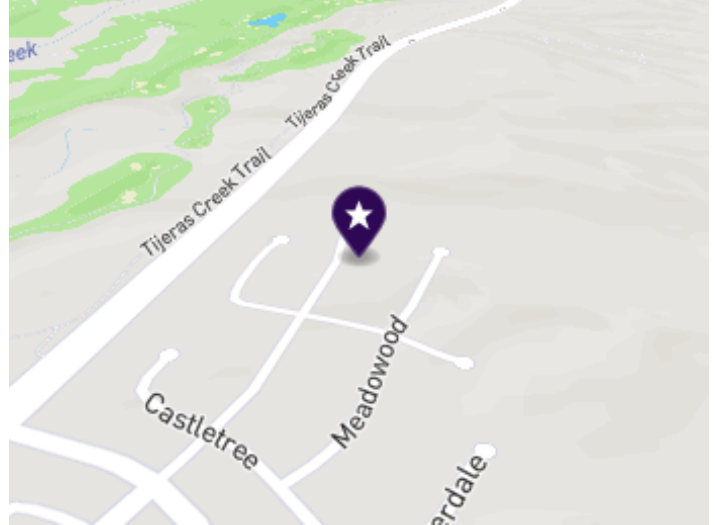
CLOSED 4/20/26

4 Beds 3.00 Baths

2,201.0 Sq. Ft. (\$636 / sqft)

Year Built 1996

Days on market: 14



Details

Prop Type: Single Family Residence

County: Orange

Area: LF - Las Flores

Subdivision: California Somerset (CASM)

Full baths: 2.0

Half baths: 1.0

Acres: 0.1054

Lot Dim: 4590

Lot Size (sqft): 4,590

Garages: 3

List date: 2/26/26

Sold date: 4/20/26

Off-market date: 3/18/26

Updated: Apr 20, 2026 6:01 AM

List Price: \$1,375,000

Orig list price: \$1,375,000

Assoc Fee: \$174

School District: Capistrano Unified

High: Tesoro

Middle: Las Flores

Elementary: Las Flores

Features

Accessibility Features: None

Association Name: Las Flores

Association Y N: Yes

Attached Garage Y/N: Y

Builder Name: Kaufman & Broad

Community Features: Gutters, Curbs, Biking, Dog Park, Street Lights, Storm Drains, Preserve/Public Land, Sidewalks, Park

Construction Materials: Stucco

Contract Status Change Date: 2026-04-20T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: See Remarks

Foundation Details: Slab

Heating: Fireplace(s), Central

Interior Features: High Ceilings, Recessed Lighting, Open Floorplan, Granite Counters

Land Fee/Land Lease: Fee

Levels: Multi/Split

Listing Terms: Cash To New Loan, Conventional, Cash

Lot Features: Cul-De-Sac, Landscaped, Front Yard, Sprinkler System, Yard

Main Level Bedrooms: 1

Parking Total: 6

Patio And Porch Features: Front Porch, Deck

Pool Features: Association, Heated

Pool Private Y N: No

Possession: Close Of Escrow

Property Attached Yes/No: No

Property Condition: Turnkey

Road Surface Type: Paved



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Roof: Composition**Bathroom Features:** Shower in Tub, Closet in bathroom, Privacy toilet door, Double Sinks in Primary Bath, Shower**Kitchen Features:** Kitchen Open to Family Room**Room Type:** Walk-In Closet, Entry, Laundry, See Remarks, Kitchen, Primary Suite, Primary Bathroom**Security Features:** Carbon Monoxide Detector(s), Smoke Detector(s)**Senior Community Yes/No:** No**Sewer:** Public Sewer**Spa Features:** Association, Heated**Special Listing Conditions:** Standard**Utilities:** Natural Gas Connected, Phone Available, Sewer Connected, Cable Available, Electricity Connected, Water Connected**View:** Neighborhood, See Remarks**Water Source:** Public**Window Features:** Plantation Shutters**Year Built Source:** Assessor

Remarks

Welcome to 16 Woodsong in the highly sought-after Las Flores community of Rancho Santa Margarita. This updated 4-bedroom, 2.5-bath home offers a versatile layout, modern upgrades, and an exceptional location.

Featuring brand-new luxury vinyl plank flooring throughout and fresh interior paint, the home feels bright, clean, and truly move-in ready. The main-floor primary suite provides comfort and convenience, while the lower level includes three secondary bedrooms, a fully remodeled bathroom with stylish finishes, a dedicated laundry room, and direct access to a spacious 3-car garage.

The kitchen opens through sliding glass doors to a brand-new patio deck perfect for indoor-outdoor entertaining. The backyard also features a charming fountain, creating a peaceful and inviting outdoor setting. There's ample space in the kitchen to add a center island and further customize the heart of the home. This home has been re-piped as well!

Located in the desirable Las Flores neighborhood, residents enjoy access to parks, scenic trails, and Oak Tree Park with its large lap-size community pool. Known for its top-rated schools and strong sense of community, Las Flores is just minutes from shopping, dining, and everyday conveniences, with easy access to toll roads for commuting.

Space, upgrades, community, and location this one checks all the boxes.

Courtesy of Regency Real Estate Brokers

Information is deemed reliable but not guaranteed.



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12 Chandler

Rancho Santa Margarita, CA 92688

MLS #OC26017934

\$1,475,000

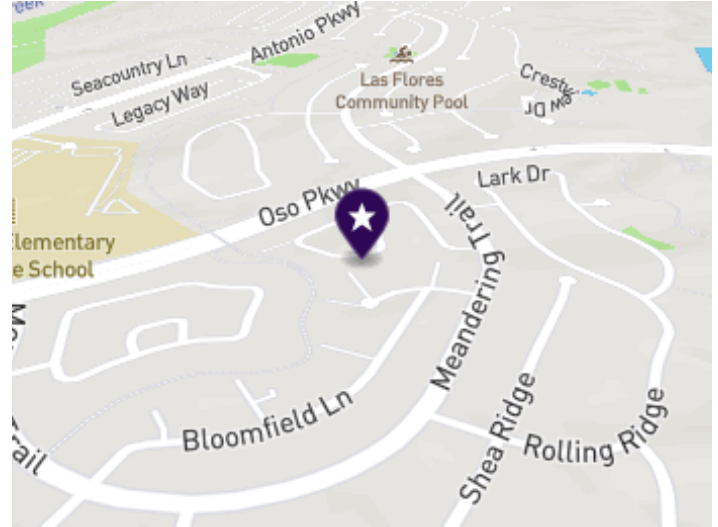
CLOSED 3/13/26

4 Beds 3.00 Baths

2,460.0 Sq. Ft. (\$600 / sqft)

Year Built 1999

Days on market: 5



Details

Prop Type: Single Family Residence

County: Orange

Area: LF - Las Flores

Subdivision: Wyngate (WYNG)

Style: Traditional

Full baths: 2.0

Half baths: 1.0

Acres: 0.1185

Lot Size (sqft): 5,160

Garages: 3

List date: 2/5/26

Sold date: 3/13/26

Off-market date: 2/10/26

Updated: Mar 14, 2026 11:05 AM

List Price: \$1,475,000

Orig list price: \$1,475,000

Assoc Fee: \$174

School District: Capistrano Unified

High: Tesoro

Middle: Las Flores

Elementary: Las Flores

Features

Association Name: Las Flores Maintenance Corp

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Golf, Street Lights

Contract Status Change Date: 2026-03-13T00:00:00

Cooling: Central Air

Elevation Units: Feet

Exterior Features: Rain Gutters

Flooring: Tile, Carpet, Stone

Heating: Central

Interior Features: Crown Molding, Chair Railings, Built-in Features, Wainscoting, High Ceilings, Recessed Lighting, Two Story Ceilings, Open Floorplan, Storage, Tile Counters, Granite Counters

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Submit

Lot Features: Landscaped, 0-1 Unit/Acre, Sprinklers Timer, Park Nearby, Front Yard, Garden, Sprinkler System, Back Yard, Yard

Number Of Units In Community: 120

Parking Total: 3

Patio And Porch Features: Stone, Wrap Around

Pool Features: Association

Pool Private Y N: No

Property Attached Yes/No: No

Property Condition: Termite Clearance, Turnkey, Updated/ Remodeled

Roof: Concrete

Bathroom Features: Tile Counters, Soaking Tub, Shower in Tub, Separate tub and shower, Double sinks in bath(s), Privacy toilet door, Bathtub, Double Sinks in Primary Bath, Shower



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Kitchen Features: Kitchen Open to Family Room, Kitchen Island, Granite Counters

Room Type: Formal Entry, Walk-In Closet, Entry, Separate Family Room, Laundry, All Bedrooms Up, Kitchen, Living Room, Family Room, Primary Suite, Primary Bathroom

Senior Community Yes/No: No
Sewer: Public Sewer
Special Listing Conditions: Standard
View: None

Water Source: Public
Window Features: Shutters, Blinds
Year Built Source: Estimated

Remarks

Beautifully upgraded and meticulously maintained, this move-in ready 4-bedroom, 2.5-bath plus office home in Las Flores offers comfort, efficiency, and style in one of Rancho Santa Margaritas most desirable family neighborhoods. Ideally positioned on a quiet, low-traffic street and walking distance to Las Flores Elementary and Middle Schools, parks, and the community pool, the home also features a rare large side yard providing extra space for children and pets to play. The comfortable floorplan combines formal living and dining rooms with a spacious kitchen that opens directly to the family room with fireplace and breakfast nook. A full office with custom built-ins is conveniently located off the family room. The kitchen features granite countertops, maple cabinetry, designer backsplash, and a large island, while interior details include travertine flooring, plantation shutters, crown molding, upgraded paint (2025), and detailed trim work. Upstairs, the home offers four well-sized bedrooms, a built-in office nook perfect for homework or a secondary workspace, and a conveniently located upstairs laundry room. Recent updates include whole-house PEX-A re-pipe, Bradford White water heater, Moen Smart Water Shutoff, and Kohler fixtures. Owned 25-panel solar, Lennox HVAC, and a Centric Air whole house fan enhance efficiency. The separated 3-car garage (2+1) offers epoxy flooring and built-in cabinetry, ideal for storage. The backyard is a tranquil escape with mature shade trees and a relaxing water feature a perfect place to unwind and enjoy outdoor living.

Enjoy Las Flores amenities- including two parks, pickleball, a pool and spa, basketball and tennis courts and award winning schools!

Courtesy of Berkshire Hathaway H.S.C.P
Information is deemed reliable but not guaranteed.



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41 Castletree

Rancho Santa Margarita, CA 92688

MLS #OC26042288

\$1,430,000

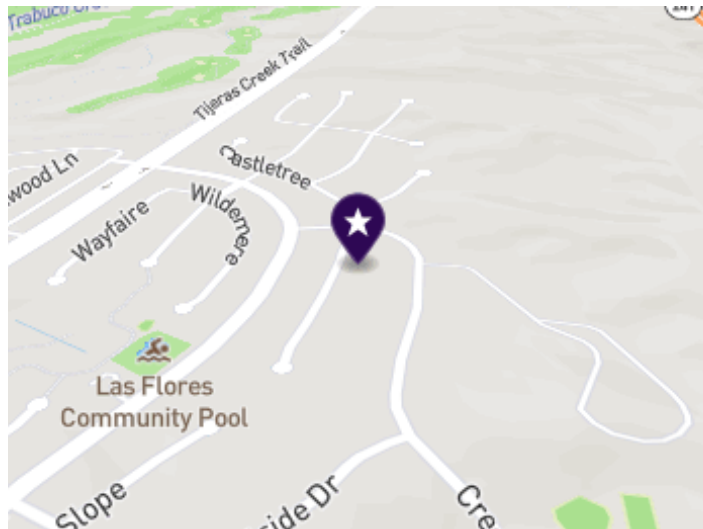
CLOSED 4/28/26

4 Beds 3.00 Baths

Year Built 1996

2,268.0 Sq. Ft. (\$631 / sqft)

Days on market: 38



Details

Prop Type: Single Family Residence

County: Orange

Area: LF - Las Flores

Subdivision: California Somerset (CASM)

Style: Craftsman

Full baths: 3.0

Acres: 0.1036

Lot Size (sqft): 4,512

Garages: 3

List date: 1/22/26

Sold date: 4/28/26

Off-market date: 4/12/26

Updated: Apr 29, 2026 1:41 AM

List Price: \$1,450,000

Orig list price: \$1,499,000

Assoc Fee: \$174

School District: Capistrano Unified

High: Tesoro

Middle: Las Flores

Elementary: Las Flores

Features

Accessibility Features: 2+ Access Exits

Association Name: LF Maintenance Corporation

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Gutters, Curbs, Biking, Street Lights, Storm Drains, Sidewalks

Contract Status Change Date: 2026-04-28T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: Tile, Carpet, Laminate

Heating: Central

Interior Features: Crown Molding, Built-in Features, Ceiling Fan(s), Recessed Lighting, Two Story Ceilings, Open Floorplan, Cathedral Ceiling(s)

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash To Existing Loan, Cash To New Loan, Conventional, Cash

Lot Features: Cul-De-Sac, Front Yard, Back Yard

Main Level Bedrooms: 1

Number Of Units In Community: 67

Parking Total: 3

Pool Features: Association, Community

Pool Private Y N: No

Possession: Close Of Escrow

Property Attached Yes/No: No

Bathroom Features: Shower in Tub, Walk-in shower, Main Floor Full Bath, Bathtub, Double Sinks in Primary Bath, Hollywood Bathroom (Jack&Jill)



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Kitchen Features: Kitchen Open to Family Room, Granite Counters

Senior Community Yes/No: No

Special Listing Conditions: Standard

Window Features: Double Pane Windows, Plantation Shutters, Blinds

Room Type: Jack & Jill, Walk-In Closet, Laundry, Bonus Room, Main Floor Bedroom

Sewer: Public Sewer

View: Trees/Woods, Hills

Year Built Source: Assessor

Spa Features: Association, Community

Water Source: Public

Remarks

PRICE IMPROVEMENT! Rare Opportunity in the California Somerset neighborhood of Las Flores. Located on a quaint cul-de-sac street, this well-maintained 4 bedroom, 3 bath + BONUS ROOM (or optional 5th bedroom) home offers a bright and functional layout with thoughtful updates throughout. Vaulted ceilings at the entry and living room create an open and welcoming first impression, while new interior paint and luxury vinyl plank flooring enhance the homes clean, modern feel. Large windows allow natural light to fill the interior, adding to the inviting atmosphere. The kitchen features a brand new oven, built-in microwave, and 5-burner stovetop and connects comfortably with the adjacent family room, creating an easy flow for both daily living and entertaining. A downstairs bedroom and full bathroom provide flexible space for guests, extended family, or a private home office. Upstairs, the primary suite offers two closets; a walk-in closet and an mirrored wardrobe, along with a large en-suite bathroom featuring a separate soaking tub and walk-in shower. Continuing upstairs are two additional spacious bedrooms which share a Jack-and-Jill bathroom, and an expansive bonus room providing versatile space that can function as a media room, playroom, or additional living area. The private backyard offers a combination of grass and hardscaping, along with a built-in BBQ, creating an inviting setting for outdoor gatherings or relaxing evenings at home. Additional improvements include OWNED SOLAR panel system, TESLA charging station, PEX repipe, NEWER dual-pane windows, NEWER A/C , and a three-car garage. Conveniently located in close proximity to schools, shopping, dining and parks. Las Flores amenities include pool, spa, outdoor BBQ's, sports parks, splash pads, tot lots, tennis courts, parks, hiking trails and exclusive community events. Low taxes and HOA. This is the home you have been waiting for!

Courtesy of Berkshire Hathaway HomeService
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27 Rolling Ridge

Rancho Santa Margarita, CA 92688

MLS #OC25246833

\$1,325,000

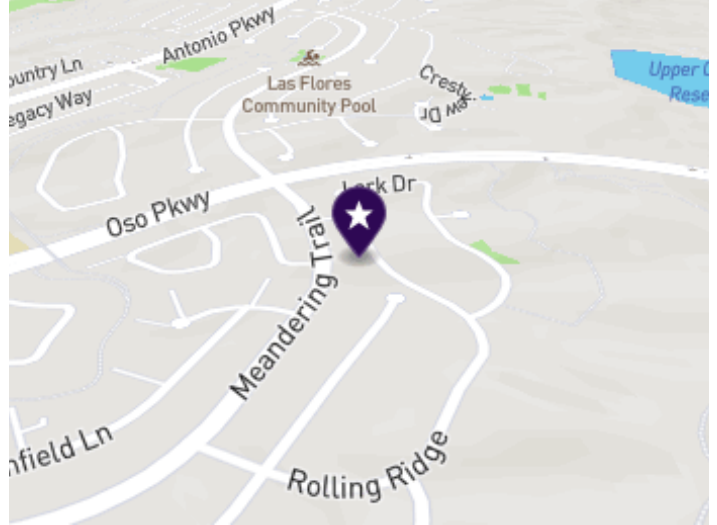
CLOSED 12/8/25

4 Beds 3.00 Baths

2,100.0 Sq. Ft. (\$631 / sqft)

Year Built 1998

Days on market: 6



Details

Prop Type: Single Family Residence

County: Orange

Area: LF - Las Flores

Subdivision: Wyngate (WYNG)

Full baths: 2.0

Half baths: 1.0

Acres: 0.1031

Lot Size (sqft): 4,491

Garages: 2

List date: 10/23/25

Sold date: 12/8/25

Off-market date: 12/8/25

Updated: Dec 9, 2025 4:16 AM

List Price: \$1,295,000

Orig list price: \$1,295,000

Assoc Fee: \$171

School District: Capistrano Unified

High: Tesoro

Middle: Las Flores

Elementary: Las Flores

Features

Association Name: LF Maintenance

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Park, Sidewalks, Street Lights, Suburban

Contract Status Change Date: 2025-12-08T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: Carpet, Tile

Heating: Central

Interior Features: Ceiling Fan(s), Crown Molding, High Ceilings, Pantry, Two Story Ceilings

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash To New Loan, Conventional

Lot Features: 0-1 Unit/Acre

Parking Total: 2

Pool Features: Association

Pool Private Y N: No

Possession: Close Plus 3 Days

Property Attached Yes/No: No

Bathroom Features: Bathtub, Exhaust fan(s)

Room Type: All Bedrooms Up

Senior Community Yes/No: No

Sewer: Sewer Paid

Spa Features: Association

Special Listing Conditions: Standard

View: Trees/Woods

Water Source: Public

Year Built Source: Public Records



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Remarks

Welcome to this beautifully maintained residence in Las Flores, one of Rancho Santa Margarita's most sought-after neighborhoods. Tucked away on a quiet, low-traffic street, this home offers peace, privacy, and convenience—walk the kids to school, grab coffee at the neighborhood Starbucks, then unwind at the community pool and spa, all just steps away. Inside, you'll love the fresh paint throughout, bright open layout, and flexible living spaces—perfect for a home office, playroom, or formal sitting room. The great room seamlessly connects the kitchen, dining, and family areas, creating the ideal setting for entertaining or everyday living.

Step outside to a spacious, breezy backyard with no homes directly behind—perfect for outdoor dining, gatherings, or simply relaxing in your private oasis.

Upstairs features four generously sized bedrooms, including a bright primary suite with a serene view, dual vanities, soaking tub, separate shower, and two closets. The study loft with a built-in desk offers the perfect spot for work or study, and the laundry room is conveniently located upstairs. With neutral finishes throughout, a new water softener, and a tankless water heater, this home is truly move-in ready.

Enjoy all the Las Flores amenities—pools, parks, sports courts, and scenic trails—and you're just 15 minutes from the beach!

Courtesy of Keller Williams Realty

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3 Sunny Slope Rancho Santa Margarita, CA 92688

MLS #OC26013348

\$1,640,000

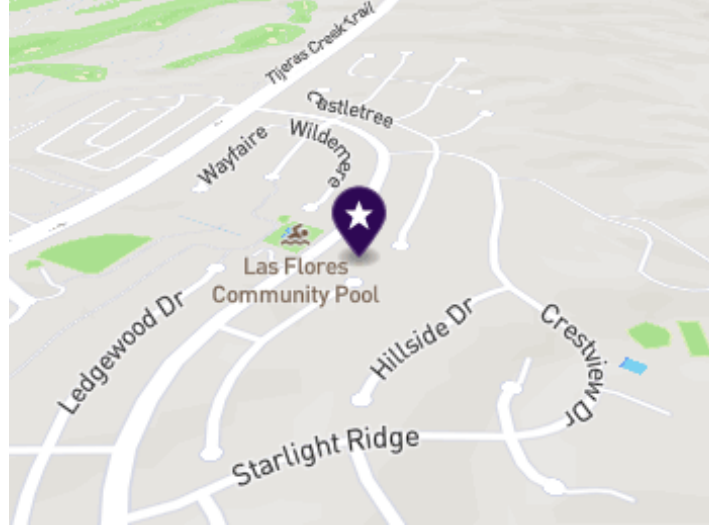
CLOSED 3/18/26

4 Beds 3.00 Baths

2,500.0 Sq. Ft. (\$656 / sqft)

Year Built 1997

Days on market: 6



Details

Prop Type: Single Family Residence

County: Orange

Area: LF - Las Flores

Subdivision: Greystone Arbor (GRAR)

Style: Traditional

Full baths: 2.0

Half baths: 1.0

Acres: 0.1976

Lot Size (sqft): 8,609

Garages: 2

List date: 1/21/26

Sold date: 3/18/26

Off-market date: 1/27/26

Updated: Mar 19, 2026 3:41 AM

List Price: \$1,500,000

Orig list price: \$1,500,000

Assoc Fee: \$171

School District: Capistrano Unified

High: Tesoro

Middle: Las Flores

Elementary: Las Flores

Features

Association Name: LF Maintenance

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Biking, Hiking, Foothills, Street Lights, Sidewalks

Construction Materials: Stucco

Contract Status Change Date: 2026-03-18T00:00:00

Cooling: Central Air

Direction Faces: East

Elevation Units: Feet

Flooring: Laminate

Foundation Details: Slab

Heating: Central

Interior Features: Crown Molding, Quartz Counters, Ceiling Fan(s), Recessed Lighting

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash To New Loan, Conventional, Cash

Lot Features: Cul-De-Sac

Number Of Units In Community: 1648

Parking Total: 9

Patio And Porch Features: Concrete, Patio

Pool Features: Association, Community

Pool Private Y N: No

Possession: See Remarks

Property Attached Yes/No: No

Property Condition: Updated/Remodeled

Road Surface Type: Paved

Roof: Concrete, Tile



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Bathroom Features: Quartz Counters, Shower in Tub, Exhaust fan(s), Walk-in shower, Double sinks in bath(s), Bathtub, Double Sinks in Primary Bath, Remodeled

Kitchen Features: Kitchen Open to Family Room, Quartz Counters, Remodeled Kitchen, Kitchen Island

Room Type: Laundry, Bonus Room, All Bedrooms Up, Office, Living Room, Family Room, Loft

Senior Community Yes/No:
No

Sewer: Public Sewer

Spa Features: Association, Community

Special Listing Conditions:
Standard

Utilities: Natural Gas Connected

View: Trees/Woods, City Lights, Hills, Canyon, Panoramic

Water Source: Public

Window Features: Double Pane Windows, Plantation Shutters

Year Built Source: Assessor

Remarks

Get ready to be impressed. This home is a showstopper and is simply PERFECTION! Welcome to the Greystone Arbor neighborhood in the beautiful community of Las Flores. Highly sought after for their TOP* Blue Ribbon schools. Tesoro High School, Las Flores Middle & Elementary School is within walking distance. Situated at the end of a cul-de-sac is the largest model on one of the largest pool-size lots (just under 9,000 sf) in the neighborhood with a driveway that can park up to 7 cars. Plus, your 2-car garage. Get ready to sit on the veranda and sip an iced tea or a mint julip. No expense was spared and beautifully appointed with the best finishes. This light and bright home offers a seamless blend of modern elegance and everyday comfort. The chefs kitchen is the heart of the home, showcasing custom cabinetry, a large center island with quartz countertops, designer pendant lighting, stainless steel appliances, and a farmhouse sink all open effortlessly to the dining area and family room with cozy fireplace with designer tile surround. Luxury Laminate wide-plank flooring, recessed lighting, and tasteful finishes flow throughout, while oversized windows and plantation shutters provide abundant natural light and privacy. The inviting entry and living area feature soaring ceilings, curated lighting, and a warm, neutral palette that creates an immediate sense of home. Thoughtfully designed with both style and function in mind, this residence reflects pride of ownership & countless upgrades throughout. Also, downstairs is a supersize built in office space or perfect homework station for kids. All 4 bedrooms are upstairs PLUS a spacious loft or extra TV room. The primary bedroom is spacious with an adjoining fabulous spa-like dramatic designer primary bathroom & walk-in closet. Truly the WOW factor. Three other secondary bedrooms and the secondary bathroom won't disappoint. The laundry room is also upstairs for your convenience. Enjoy sunset canyon and city light views from your backyard or your deck off the primary bedroom. A short walk to the resort style Jr. Olympic pool, parks, tot lots, pickleball and tennis courts. Close to shops, restaurants and easy access to the 5/405 freeways & the toll roads. A rare opportunity to enjoy turnkey living with timeless finishes and modern sophistication. The community of Las Flores is one of South Orange County's best kept secrets.

Courtesy of Kathleen Monroe Real Estate Services, Inc
Information is deemed reliable but not guaranteed.



Jacob Lawlor

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38 Sunny Slope

Rancho Santa Margarita, CA 92688

MLS #OC26078270

\$1,475,000

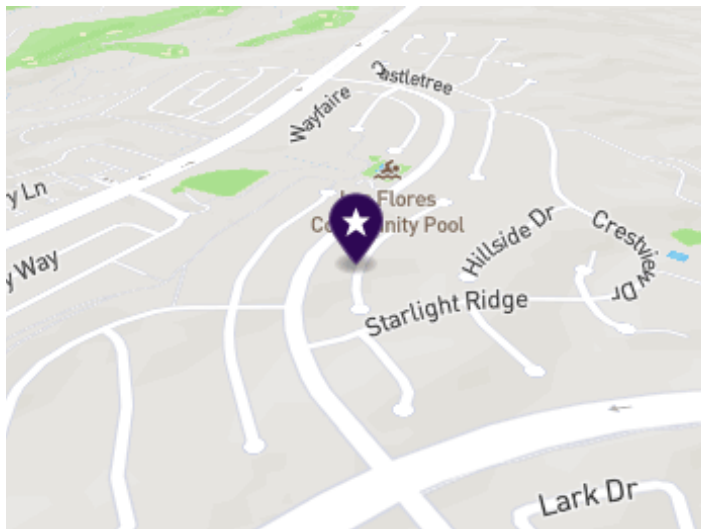
5 Beds 3.00 Baths

2,434.0 Sq. Ft. (\$606 / sqft)

ACTIVE UNDER CONTRACT 4/30/26

Year Built 1995

Days on market: 13



Details

Prop Type: Single Family Residence

Full baths: 2.0

Backup Offer date: 4/30/26

School District: Capistrano Unified

County: Orange

Half baths: 1.0

Updated: Apr 30, 2026 10:23 AM

High: Tesoro

Area: LF - Las Flores

Acres: 0.132

List Price: \$1,475,000

Middle: Las Flores

Subdivision: Greystone Arbor (GRAR)

Lot Dim: 5752

Orig list price: \$1,475,000

Elementary: Las Flores

Style: Traditional, Mediterranean

Lot Size (sqft): 5,752

Garages: 2

Assoc Fee: \$174

List date: 3/16/26

Features

Association Name: Las Flores Maintenance Corporation

Contract Status Change Date: 2026-04-30T00:00:00

Interior Features: Balcony, High Ceilings, Ceiling Fan(s), Open Floorplan, Storage, Cathedral Ceiling(s), Granite Counters

Lot Features: Sprinklers In Front, Treed Lot, Cul-De-Sac, Landscaped, Front Yard, Garden, Back Yard, Greenbelt, Lawn, Sprinklers In Rear, Yard

Association Y N: Yes

Cooling: Central Air

Land Fee/Land Lease: Fee

Main Level Bedrooms: 1

Attached Garage Y/N: Y

Direction Faces: West

Levels: Two

Parking Total: 4

Community Features: Curbs, Biking, Hiking, Street Lights, Storm Drains, Sidewalks, Suburban

Elevation Units: Feet

Flooring: Tile, Carpet, Wood

Foundation Details: Slab

Green Energy Efficient:

Windows

Heating: Central

Construction Materials: Frame, Concrete, Stucco



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Pool Features: Association, Community

Pool Private Y N: No

Possession: Negotiable, Close Of Escrow

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Concrete

Bathroom Features: Walk-in shower

Kitchen Features: Kitchen Island, Granite Counters

Room Type: Formal Entry, Walk-In Closet, Primary Bedroom, Entry, Laundry, Office, Kitchen, Living Room, Main Floor Bedroom, Family Room, Primary Suite, Retreat, Primary Bathroom

Security Features: Carbon Monoxide Detector(s), Firewall(s), Smoke Detector(s)

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: Association, Community, Private

Special Listing Conditions: Standard

Utilities: Natural Gas Connected, Sewer Connected, Electricity Connected, Water Connected

View: Park/Greenbelt

Virtual Tour: [View](#)

Water Source: Public

Window Features: Double Pane Windows

Year Built Source: Assessor

Remarks

Nestled at the end of a double cul-de-sac in the highly sought-after Las Flores community of Rancho Santa Margarita, this warm, inviting, move-in ready 5-bedroom, 2.5-bath home offers flexible living space with rich hardwood floors, solid wood cabinetry, and updated finishes throughout.

From the moment you enter, elevated ceilings and a distinctive octagonal tray ceiling detail set the tone for the charm and elegance found throughout. The bright, inviting open-concept kitchen and family room features granite counters, a beautiful mosaic backsplash, and picturesque views of the backyard oasis and lush greenbelt. A downstairs bedroom provides ideal flex space for a home office or guest room.

Upstairs, the primary suite is a true retreat with a private balcony, an updated bath with separate soaker tub and shower, dual sinks, and generous closet space. Three additional bedrooms share an updated hall bath with shower and dual sinks, and the laundry room is conveniently located on the same level.

Your private backyard oasis features a spa, built-in BBQ with counter seating, fire feature, and plenty of room to entertain on your own sunny slope under the California sky.

Thoughtfully upgraded throughout, this home includes a whole-house PEX repipe, an American Standard Platinum heating and cooling system with updated ductwork and heat pump, and an EV-ready garage with an electric vehicle charger. The prepaid solar lease transfers to the new owner no monthly payments, with service and maintenance included providing energy efficiency and long-term savings.

Located in the heart of Las Flores, you're just moments from resort-style community amenities including a Jr. Olympic-sized pool, spa, splash pad, playgrounds, and scenic hiking and biking trails. Residents also enjoy pickleball, tennis, and sport courts, plus year-round community events. A dedicated community path leads directly to top-rated Las Flores TK8, complete with a newly approved crossing guard at Meandering Trail. Award-winning Tesoro High School is just about a mile away.

Welcome home.



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Courtesy of Berkshire Hathaway HomeService
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