



46 Via Brida
Rancho Santa Margarita, CA 92688

\$717,000 Listed at Price	3 Beds	2.5 Baths	2,374 Sq. Ft. \$302 / Sq. Ft.
Redfin Estimate: \$695,945 On Redfin: 79 days			
Status: Pending Sale			



Street View

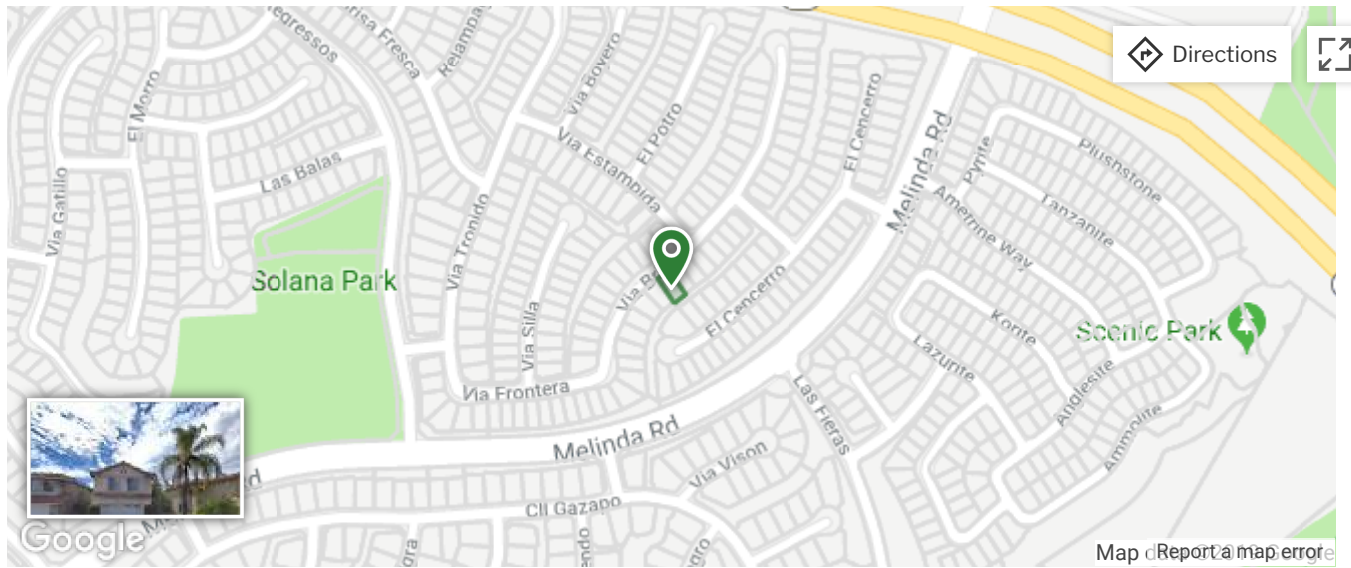
Sale Pending

The seller has accepted an offer, and the property is now pending or under contract.

APPROVED SHORT SALE. Distressed property with great potential. Four bedrooms, 2-1/2 baths plus bonus room and loft (a 4th bedroom upstairs has no closet). Good location in desirable Melinda Heights neighborhood. Property is in poor condition with significant

[Continue reading](#) ▾

Baths	2 full, 1 partial
HOA Dues	\$124/month
Property Type	Single Family Residence
View	None
Community	R1 - Rancho Santa Margarita North
County	Orange
MLS#	OC19149023
Built	1993
Lot Size	4,324 square feet



Listed by Erika Schulte • BRE #01805722 • Coldwell Banker Res. Brokerage

Redfin last checked: [2 minutes ago](#) | Last updated Aug 30, 2019 • Source: CRMLS

\$3,603 per month

30 Year Fixed, 3.690% Interest i

[Customize calculations](#)

- Principal and Interest \$2
- Property Taxes
- HOA Dues
- Homeowners' Insurance

Home Price

\$717,000



Down Payment

\$143,400	20%
-----------	-----



Today's rates for this home **30 Year Fixed, 740+ Credit Score** [^]

Searching for mortgage offers.

[View all rates](#)

Ads

Nearby Similar Homes

Property Details for 46 Via Brida

Interior Features

Laundry Information

- Has Laundry
- Individual Room, Inside

Kitchen Information

- Breakfast Counter / Bar, Formal Dining Room
- Tile Counters

Bathroom Information

- # of Baths (Full): 2
- # of Baths (1/2): 1

Cooling Information

- Central
- Has Cooling

Room Information

- All Bedrooms Up, Bonus Room, Loft, Master Suite, See Remarks, Walk-In Closet

Fireplace Information

- Family Room
- Has Fireplace

Interior Features

- Levels: Two
- Main Level Bathrooms: 1
- Main Level Bedrooms: 0

Parking / Garage, Exterior Features, Homeowners Association, Utilities

Parking / Garage Information

- Attached Garage
- # of Garage Spaces: 2
- # of Parking Spaces: 2

Exterior Features

- Pool Features: Association

Homeowners Association

- Is Part of Association
- Secondary Association Name: SAMLARC
- Association Name: Vista Norte Maintenance Corp
- Monthly
- Monthly
- Secondary Association Fee: 55
- Association Fee: \$69
- Association Amenities: Pool, Spa

Utilities Information

- Sewer: Public Sewer
- Cable Available, Electricity Connected, Natural Gas Connected, Telephone - In Street, Sewer Connected, Water Available
- Water Source: District/Public

School / Neighborhood

Neighborhood Information

- Curbs, Gutters, Street Lighting, Suburban

School Information

- High School District: Saddleback Valley Unified

Taxes / Assessments, Lease / Rent Details, Location Details

Assesments Information

- Assessments: Special Assessments, Mello-Roos

Lease / Rental Details

- Land Lease

Location Information

- Other Subdivision Name: Cresta Vista (CRV)
- Directions: From Melinda, turn on Via Regressos, first right, then right again and follow street around to Via Brida
- Subdivision Name: Cresta Vista (CRV)

Property / Lot Details

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Back Yard, Front Yard

Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Parcel Number: 83657403
- Year Built Source: Public Records

Details provided by CRMLS and may not match the public record. [Learn more.](#)

Property History for 46 Via Brida

Date	Event & Source	Price
Aug 30, 2019	Pending (Pending Sale)	—
Jun 24, 2019	Listed (Active)	\$717,000
Jun 23, 2019	Relisted (Active)	—

[See all property history](#) ▾

Schools

Serving This Home Elementary Middle High

School Name	Distance
<p>Melinda Heights Elementary School</p> <p>Public • K to 6 • Serves this home</p> <p>GreatSchools Rating: 8/10</p> <p>Parent Rating: ★★★★★</p> <p>See homes this school serves</p>	0.6 mi

School Name

Distance

Rancho Santa Margarita Intermediate School

Public • 7 to 8 • Serves this home

GreatSchools Rating: 8/10

1.6 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

Trabuco Hills High School

Public • 9 to 12 • Serves this home

GreatSchools Rating: 9/10

2.1 mi

Parent Rating: ★★★★★





[See homes this school serves](#)

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Redfin Tour Insights for 46 Via Brida

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

Activity for 46 Via Brida

 1,695 <small>Views</small>	 18 <small>Favorites</small>	 12 <small>X-Outs</small>	 0 <small>Redfin Tours</small>
---	--	---	--

Public Facts for 46 Via Brida

Taxable Value

Tax Record

Land	\$491,342	2018 \$9,831
Additions	\$248,043	
Total	\$739,385	

Home Facts

Beds

Baths

Finished Sq. Ft. **2,300**

Unfinished Sq. Ft.

Total Sq. Ft. **2,300**

Stories

Lot Size

4,324 Sq

Style

Single Family Resider

Year Built

Year Renovated

19

County

Orange Cou

APN

836574

Home facts updated by county records on Aug 20, 2019.

Redfin Estimate for 46 Via Brida

\$695,945

-\$21K under list price of \$717K

Redfin Estimate based on recent home sales. [View estimate history.](#)

SOLD JAN 3, 2019



SOLD MAR 7, 2019



\$715,000

53 Via Brida
Rancho Santa Margarita, CA 9...

4 2.5 2,032
Beds Baths Sq. Ft.

★\$825,000

20 Calle Gazapo
Rancho Santa Margarita, CA 9...

4 2.5 2,313
Beds Baths Sq. Ft.

Track this home's value and get nearby sales activity [Claim This Home](#)

Rental Estimate for 46 Via Brida

Our gears are turning, but we don't have enough information about your home to generate an accurate estimate at this time. Learn more about the [Rental Estimate](#).

\$—

Market trends for Samlarc

Single family home, 3 beds

\$3,400 / mo

Median rent

+6.25%


Since Sep 2018

Rental estimate based on recent rentals. 

Neighborhood Info for 46 Via Brida

[California](#) > [Rancho Santa Margarita](#) > [92688](#)

Transportation in 92688

	
9 /100	20 /100
Car-Dependent	Somewhat Bikeable

This area is **car dependent** — almost all errands require a car. There is a **minimal amount of infrastructure for biking**.

Area Overview for 92688 (Last 30 days)

Median List Price	\$617,900	Avg. # Offers	1.0
Median \$ / Sq. Ft.	\$405	Avg. Down Payment	43.8%
Median Sale / List	99%	# Sold Homes	69

What It Takes to Win an Offer near 92688

~\$550K Offer 6 Weeks Ago

2 Beds, 2 Baths, ~1,000 Sq. Ft. House

Winning Offer

0%	52	—	<10%
Over List Price	Days on Market	Competing Offers	Down Payment

Offered List price, reduced home inspection and loan contingencies.

[Katherine Mccandless](#)
Redfin Agent

~\$450K Offer

10 Weeks Ago

2 Beds, 2 Baths, ~1,250 Sq. Ft. Condo

Winning Offer

4%

Under List Price

67

Days on Market

—

Competing Offers

<10%

Down Payment

[Brian Morales](#)

Redfin Agent

~\$550K Offer

11 Weeks Ago

3 Beds, 2.5 Baths, ~1,250 Sq. Ft. Condo

Winning Offer

0%

Over List Price

64

Days on Market

—

Competing Offers

<10%

Down Payment

Buyer found an assisted down payment loan program + we negotiated the seller to help with buyers closing costs. We beat out a competing offer.

[Brian Morales](#)

Redfin Agent

~\$700K Offer

12 Weeks Ago

4 Beds, 2.5 Baths, ~1,750 Sq. Ft. House

Winning Offer

0%

Over List Price

42

Days on Market

2

Competing Offers

~20%

Down Payment

[Christopher Bistolas](#)

Redfin Agent

~\$800K Offer

15 Weeks Ago

6 Beds, 2.5 Baths, ~2,500 Sq. Ft. House

Offer Not Accepted — Sold for \$800K

3%

Under List Price

227

Days on Market

—

Competing Offers

—

Down Payment

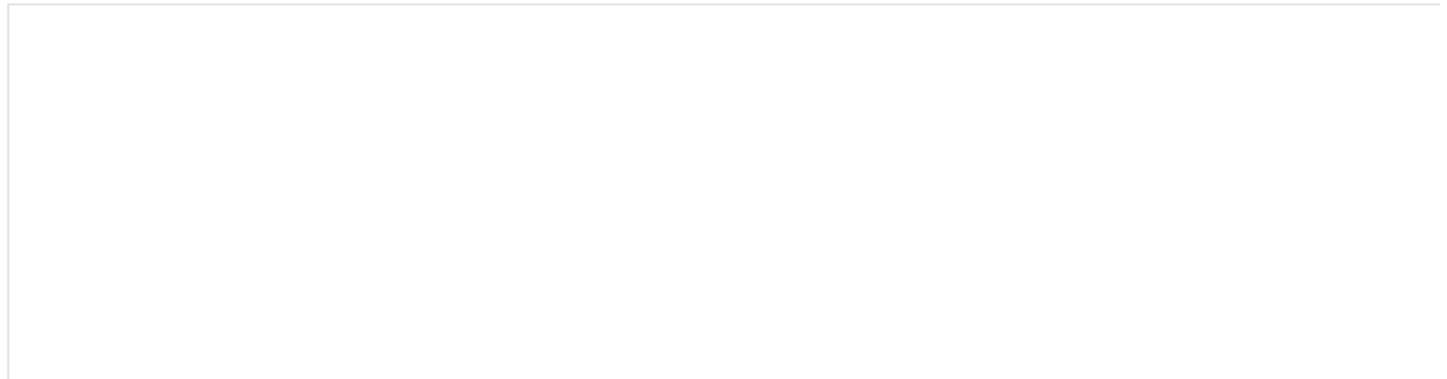
Max Black

Redfin Agent

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Rancho Trabuco	\$749,450	\$386	98.9%
Samlarc	\$579,000	\$411	99.1%
92688	\$609,000	\$406	99.0%
Rancho Santa Margarita	\$679,900	\$390	98.9%
Orange County	\$818,880	\$433	98.5%

\$/Sq. Ft. Houses in 92688



Nearby Similar Homes

Homes similar to 46 Via Brida are listed between \$640K to \$960K at an average of \$400 per square foot.

ACCEPTING BACKUP OFFERS

\$654,900

3 Beds 2.5 Baths 1,838 Sq. Ft.

22 Paseo Brezo, Rancho Santa Margarita, CA 92688

\$863,000

4 Beds 2.5 Baths 2,525 Sq. Ft.

22086 Teresa, Mission Viejo, CA 92692

ACCEPTING BACKUP OFFERS

\$849,000

4 Beds 2.5 Baths 2,459 Sq. Ft.

27 Valeroso, Rancho Santa Margarita, CA 92688

ACCEPTING BACKUP OFFERS

\$709,000

3 Beds 2.5 Baths 1,300 Sq. Ft.

38 Las Castanetas, Rancho Santa Margarita, CA 92688

\$685,000

3 Beds 2.5 Baths 1,593 Sq. Ft.

44 San Sebastian, Rancho Santa Margarita, CA 92688

ACCEPTING BACKUP OFFERS

\$780,000

4 Beds 2.5 Baths 2,000 Sq. Ft.

12 Mapache, Rancho Santa Margarita, CA 92688

More Real Estate Resources

New Listings in 92688

- [40 Tierra Montanosa](#)
- [30 Via Terrano](#)
- [96 Via Barcelona #15](#)
- [8 Via Carmin](#)
- [22 Shea Rdg](#)
- [185 Pasto Rico](#)
- [Show More](#) ▼

Neighborhoods

[Rancho Santa Margarita Central](#)[Terramonte](#)[Vista Ladera West](#)[Cantobrio South](#)[The Arbours](#)[Los Abanicos](#)[Show More](#) 

Zip Codes

[92679](#)[92688](#)

Nearby Cities

[Laguna Beach](#)[Riverside](#)[Placentia](#)[Tustin](#)[Anaheim](#)[Newport Beach](#)[Show More](#) 

Popular Searches

[Rancho Santa Margarita Accessible Homes](#)[Rancho Santa Margarita Homes with Parking](#)[Rancho Santa Margarita Green Homes](#)[Rancho Santa Margarita Luxury Homes](#)[Rancho Santa Margarita Single Story Homes](#)[Rancho Santa Margarita Recently Sold Homes](#)[Show More](#) 

46 Via Brida is a house in Rancho Santa Margarita, CA 92688. This 2,374 square foot house sits on a 4,324 square foot lot and features 3 bedrooms and 2.5 bathrooms. This house has been listed on Redfin since June 24, 2019 and is currently priced at \$717,000. This property was built in 1993 and last sold on October 01, 2006 for \$740,000. Based on Redfin's Rancho Santa Margarita data, we estimate the home's value is \$695,945, which is 2.9% less than its current list price. Comparable nearby homes include [53 Via Brida](#), [20 Calle Gazapo](#), and [9 KORITE](#). Nearby schools include Melinda Heights Elementary School, Svusd Virtual Academy and St. John's Episcopal School. The closest grocery stores are Cotti Foods Corporation, Edible Arrangements and El Fenix Carniceria & Market. Nearby coffee shops include Elissimo Coffee, Starbucks and McDonald's. Nearby restaurants include In-N-Out Burger, Old Camp Bar & Grill and Chef Joe Youkhan's Tasting. 46 Via Brida is near Solano Park, Altisima Park and Arroyo Vista Park. This address can also be written as 46 Via Brida, Rancho Santa Margarita, California 92688.

About
Press
Investor Relations
Blog

Jobs
Mobile
Contact Us
Help




Countries

 [United States](#)

 [Canada](#)

Updated January 2019: By searching, you agree to the [Terms of Use](#), and [Privacy Policy](#).

Copyright: © 2019 Redfin. All rights reserved. Patent pending.

 California BRE #01521930

TREC: [Info About Brokerage Services](#), [Consumer Protection Notice](#)

If you are using a screen reader, or having trouble reading this website, please call Redfin Customer Support for help at [1-844-759-7732](tel:1-844-759-7732).

GreatSchools Ratings provided by [GreatSchools.org](https://www.GreatSchools.org).