



## 11 Via Pausa, Rancho Santa Margarita

3 Bedrooms, 2 Baths, Large Front Courtyard, 2 Car Garage 1240 Est Sf

Your DREAM FIRST HOME is here! Gorgeous rich hardwood floors sweep through the home, perfectly anchoring the space and highlighting high ceilings, an abundance of windows, and of course that VIEW! A perfectly upgraded kitchen featuring quartz counters, crisp white cabinets and beautiful stainless appliances will make cooking a joy, and an adjoining dining room is a wonderful space to entertain family & friends. Or take the moment outside and drink in the stunning golf course and lake views, along with your favorite beverage. A cozy fireplace in the generous family room is the perfect place to cozy up on those cooler nights, or watch a movie with loved ones. At the end of the day, your spacious Principal bedroom awaits, with its own perfectly appointed bathroom. A hall bath and second bedroom means everyone has their own private space! A two car detached garage, no-one beside, and close to first class shopping, dining & Schools, make this the one to call Home!

### Kitchen

- Grey Subway Tile Backsplash
- Crisp, White Cabinets
- Veined White Quartz Counters
- Stainless Appliances
- Farm Sink

### Family Room

- Wood Flooring
- Cozy Fireplace w Veined Quartz Surround
- Private Front Courtyard
- Vaulted Ceilings
- French Door out to Wraparound Balcony

### Dining Room

- Wood Flooring
- Contemporary Chandelier

### Principal Bedroom & Ensuite

- Upgraded Plush Carpeting
- Large Closet
- French Door To Wraparound Balcony
- Large Ensuite Bathroom
- Double Vanity w Quartz Counter
- Walk In Shower w Glass Surround
- Privacy Toilet Area

### Hall Bathroom

- Crisp White Cabinets
- Shower/Tub Combo
- Medicine Cabinet
- White Cabinet w Quartz Counter
- Jack'n'Jill access to Living Areas and 2nd Bedroom

### Secondary Bedroom

- Large Closet
- Upgraded Plush Carpet
- Vaulted Ceiling
- Large Sliders to Private Balcony

### Additional Features

- Entry Vestibule
- Interior Laundry
- Contemporary Color Scheme
- Two Car Garage - Detached
- Close to Dining & Shopping
- Close to Schools & Freeways
- Gorgeous Golf Course, Lake & Swimming Pool views
- Open Plan for Spacious Living