

18 VIA PELAYO

Features & Benefits

Upgraded comfort, flexible living space, and resort-style outdoor living in Rancho Santa Margarita's desirable Cantamar neighborhood.



PROPERTY HIGHLIGHTS



4 Bedrooms +
Oversized Bonus Room



Approx. 2,763
Sq. Ft.



Quiet Street in the
Cantamar Neighborhood



Owned 34-Panel
Solar Production System



INTERIOR FEATURES & BENEFITS



Remodeled Kitchen —
Stylish, functional space for everyday
living and entertaining



Completely Remodeled Primary Bathroom —
Updated comfort with move-in-ready appeal



Built-In Bonus Room —
Flexible space for media, office, playroom,
gym, or second living area



PEX Re-Pipe + Newer Furnace, A/C & Ducting —
Meaningful system upgrades that add
confidence and value



BACKYARD FEATURES & BENEFITS



New Pool & Spa Completed in 2026 —
A true resort-style centerpiece for
relaxation and fun



Built-In BBQ / Outdoor Kitchen —
Ideal for entertaining and year-round
outdoor dining



Fire Feature, Hardscape & Lounge Areas —
Inviting spaces for gathering with
family and friends



Artificial Turf —
Attractive, low-maintenance
outdoor living



LOCATION & LIFESTYLE

- ✓ Near hiking and biking trails, parks, shopping, dining, schools, and toll road access
- ✓ Enjoy SAMLARC amenities including Lago Santa Margarita, the Beach Club & Lagoon, pools, parks, trails, sport courts, picnic areas, and year-round community events



WHY IT MATTERS: 18 Via Pelayo offers the rare combination of substantial upgrades, energy efficiency, flexible living space, and a newly completed backyard designed for the Southern California lifestyle buyers love.

