

\$695,000 - 80 Greenmoor # 40, Irvine

MLS® #AR25135658

\$695,000

2 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 3 Acres

N/A, Irvine,

PRICE IMPROVEMENT!! Welcome to Stonegate...a charming community within the Woodbridge neighborhood of Irvine! This move-in ready two bedroom, two bathroom condo is quietly tucked away within the community. Access the second story condo via a private staircase and entrance. Once inside, you can appreciate plenty of natural light, thanks to the high vaulted ceilings and large windows throughout the condo. The living room offers a cozy fireplace with beautiful tile and a mantle, as well as a balcony overlooking the lush greenery and landscaping of the community. The property features vinyl flooring installed throughout and tile in the bathrooms. The kitchen features a gas stove/range, dishwasher and refrigerator...all included with the purchase. The property also offers central HVAC and a convenient in-unit washer and dryer for added convenience. Both bedrooms feature spacious closets, and the bathrooms have modern and stylish hardware throughout. This home includes a private 1-car garage and an additional covered carport space near the unit. Outside the comfort of the condo, enjoy the many amenities offered within the community including swimming pools, spas, tennis courts, a clubhouse, playground, picnic area, and walking/biking trails. The unparalleled Woodbridge Association offers over 20 swimming pools, 2 lakes with docks, and multiple recreation facilities at your leisure. Stroll down quiet, shaded, jacaranda-lined walking paths near the picturesque South



Lake. The condo is within walking distance of South Lake Middle School, and within a short distance of freeway access to John Wayne Airport, UC Irvine, Irvine Spectrum, and South Coast Plaza. On the market for the first time in over 24 years, this is a rare opportunity to own a highly desirable unit in Irvine that has been well-maintained and is the perfect place to call home.

Built in 1984

Essential Information

MLS® #	AR25135658
Price	\$695,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	2.55
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Brian Campa
Listing Office	Coldwell Banker Dynasty T.C.

Community Information

Address	80 Greenmoor # 40
Area	WB - Woodbridge
Subdivision	N/A
City	Irvine
County	Orange
Zip Code	92614

Amenities

Amenities	Barbecue, Bocce Court, Clubhouse, Dock, Jogging Path, Maintenance Grounds, Management, Other Courts, Outdoor Cooking Area, Pets Allowed, Pickleball, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
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Utilities	Electricity Connected, Sewer Connected, Cable Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Garage, Covered, Detached Carport, Door-Single, Garage Door Opener, One Space, Private
# of Garages	1
Garages	Assigned, Garage, Covered, Detached Carport, Door-Single, Garage Door Opener, One Space, Private
View	None
Waterfront	Lake
Has Pool	Yes
Pool	Association, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Frame, Stucco
Exterior Features	Lighting
Lot Description	Cul-De-Sac, Landscaped, Sprinklers In Front
Windows	Blinds
Roof	Common Roof, Tile
Construction	Drywall, Frame, Stucco

Interior

Interior	Tile, Vinyl
Interior Features	Balcony, Ceiling Fan(s), High Ceilings, Living Room Deck Attached, Primary Suite, Wood Product Walls
Appliances	Dishwasher, Microwave, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Gas Oven, Gas Water Heater, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	Springbrook
Middle	South Lake

High

Woodbridge

Additional Information

Date Listed June 16th, 2025

Days on Market 142

Short Sale N

RE / Bank Owned N

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