

\$4,399,900 - 8 Nidden, Irvine

MLS® #IG25271935

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5 Bedroom, 4.00 Bathroom, 3,254 sqft
Residential on 0 Acres

Summit Estates (TSE), Irvine,

Experience the best of California living blended with timeless Traditional style in the prestigious Turtle Rock gated community of South Irvine. This exquisite two-story luxury residence offers 3,254 sq/ft of refined living space and is ideally situated in quiet cul-de-sac.. From the moment you step through the front doors, you're welcomed to a dramatic entry with soaring ceilings, a sweeping staircase, and expansive windows that flood the home with natural light.. The main level features a formal living room, formal dining room, generous family room, en-suite bedroom with full bath -perfect for guests or multigenerational living. The contemporary is beautifully designed kitchen with high end stainless steel appliances, 48" built-in refrigerator, large granite island and a charming breakfast nook for everyday convenience. As a bonus, the home includes an expansive glass enclosed sunroom with flagstone flooring, providing versatile space ideal for large gatherings. Upstairs you'll find four spacious bedrooms and three full baths. The spa-inspired primary suite offers a luxurious walk-in shower, Roman soaking tub, and large professionally designed walk-in closet, outfitted with custom built-ins and mirrored doors every detail thoughtfully curated for effortless living. This exceptional estate has fresh interior paint and carpet, plantation shutters, French doors, two fireplaces, and polished travertine throughout downstairs. Park-like rear yard is a private



oasis with a gorgeous pond and waterfall, numerous fruit trees, lattice patio cover, and coveted southwest exposure for all day sunshine. Located within walking distance to Turtle Rock 5 acre nature preserve, park with 4 lighted tennis courts, volleyball court, community center, neighborhood pool, spa, BBQ's and award winning elementary school. Turtle Rock is renowned as an affluent, nature-oriented neighborhood with top rated schools, extensive beautiful parks, rolling hills, green belts, walking trails and exceptional natural beauty. Make an appointment today to view this exceptional jewel-your family will feel right at home.

Built in 1994

Essential Information

MLS® #	IG25271935
Price	\$4,399,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,254
Acres	0.22
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Simcoe
Listing Office	Keller Williams Realty

Community Information

Address	8 Nidden
Area	TR - Turtle Rock
Subdivision	Summit Estates (TSE)
City	Irvine
County	Orange

Zip Code 92603

Amenities

Amenities Pool, Spa/Hot Tub, Controlled Access, Picnic Area
Parking Spaces 3
Parking Garage, Direct Access
of Garages 3
Garages Garage, Direct Access
View Hills
Has Pool Yes
Pool Association, In Ground
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Exterior Features Lighting, Rain Gutters
Lot Description Front Yard, Lawn, Landscaped, Near Park, Back Yard, Cul-De-Sac, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Street Level
Windows Double Pane Windows, Plantation Shutters, Shutters
Roof Tile, Concrete
Construction Stucco
Foundation Slab

Interior

Interior Tile, Stone
Interior Features Breakfast Bar, Coffered Ceiling(s), Granite Counters, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Breakfast Area, Cathedral Ceiling(s), Dressing Area, Entrance Foyer, In-Law Floorplan, Primary Suite, Separate/Formal Dining Room, Stone Counters
Appliances Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Exhaust Fan, Gas Water Heater, Range Hood, Self Cleaning Oven, Trash Compactor, Vented Exhaust Fan
Heating Central, Fireplace(s), Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas, Primary Bedroom
of Stories 2
Stories Two

School Information

District	Irvine Unified
Elementary	Bonita
Middle	San Joaquin
High	University

Additional Information

Date Listed	December 12th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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