

\$1,900,000 - 188 Plum Lily, Irvine

MLS® #NP25061708

\$1,900,000

3 Bedroom, 3.00 Bathroom, 2,185 sqft
Residential on 0 Acres

Hillside, Irvine,

Welcome to this beautifully upgraded home in the desirable Portola Springs community! This fully detached, move-in-ready residence offers over \$150,000 in custom upgrades, blending luxury and functionality in every detail. Upon entry, youâ€™re welcomed by a grand staircase, direct access to the finished garage, and a conveniently located guest bathroom. The open-concept design leads to a spacious great room, where the gourmet kitchen stands out with a large center island, quartz countertops, Wolf appliances, and designer lighting. The living and dining areas seamlessly connect to the backyard through two sets of bifold doors, creating an effortless indoor-outdoor flow. The landscaped yard features artificial turf, a privacy hedge, and southwest-facing exposure for abundant natural light. Tile flooring extends throughout the main level and onto the covered patio, enhancing the homeâ€™s seamless design. Upstairs, youâ€™ll find three spacious bedrooms, two beautifully upgraded bathrooms, and a full walk-in laundry room with custom storage. The primary suite offers a spa-like retreat with custom tile selections, dual sinks, and a walk-in shower. Secondary bedrooms are well-appointed with recessed lighting and plantation shutters. Warm two-tone paint and luxury vinyl plank flooring upstairs add to the homeâ€™s inviting ambiance. The finished garage features epoxy flooring and built-in cabinetry for exceptional storage. Additional highlights include a



tankless water heater, a security system with a Ring doorbell and cameras, and upgraded recessed lighting throughout. Experience modern living at its finest in this thoughtfully designed home!

Built in 2022

Essential Information

MLS® #	NP25061708
Price	\$1,900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,185
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Michael Tsamoudakis
Listing Office	Compass

Community Information

Address	188 Plum Lily
Area	PS - Portola Springs
Subdivision	Hillside
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Sport Court, Playground, Pool, Spa/Hot Tub, Dog Park, Pickleball, Picnic Area, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes

Pool	Association
Exterior	
Lot Description	ZeroToOneUnitAcre

Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air, Dual
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
----------	----------------

Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 17th, 2026 at 12:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.