

# \$12,000,000 - 35 Boulder View, Irvine

MLS® #NP25190255

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## \$12,000,000

5 Bedroom, 7.00 Bathroom, 8,302 sqft  
Residential on 1 Acres

Shady Canyon Custom (SHDC), Irvine,  
For comp purposes.

Built in 2007



## Essential Information

MLS® #	NP25190255
Price	\$12,000,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	8,302
Acres	0.56
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jacqueline Thompson
Listing Office	Coldwell Banker Realty

## Community Information

Address	35 Boulder View
Area	SH - Shady Canyon
Subdivision	Shady Canyon Custom (SHDC)
City	Irvine
County	Orange
Zip Code	92603

## Amenities

Amenities	Playground, Barbecue, Guard, Outdoor Cooking Area, Pickleball, Picnic Area, Pool, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s)
Parking Spaces	3
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	Mountain(s), Canyon, City Lights, Golf Course, Ocean
Has Pool	Yes
Pool	Private, Association
Security	Smoke Detector(s), Gated Community, Gated with Guard

## Exterior

Exterior Features	Barbecue
Lot Description	Yard

## Interior

Interior	Carpet, Wood, Stone
Interior Features	Built-in Features, Separate/Formal Dining Room, Pantry, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Primary Suite, Stone Counters, Wine Cellar, Wired for Sound
Appliances	Double Oven, Gas Range, SixBurnerStove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside, Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Irvine Unified
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## Additional Information

Date Listed	August 27th, 2025
Short Sale	N
RE / Bank Owned	N

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