

\$1,168,000 - 254 Monroe #45, Irvine

MLS® #OC24242320

\$1,168,000

3 Bedroom, 3.00 Bathroom, 1,411 sqft
Residential on 0 Acres

Timberline (TL), Irvine,

Welcome to 254 Monroe, a stunning two-story end-unit home in the highly desirable Timberline community of Northwood. Situated on a premium lot next to the community center and pool, this 3-bedroom, 2.5-bathroom residence offers a tranquil interior setting, with views of a lush greenbelt and convenient access to guest parking. Boasting a host of recent updates, this home features high-end finishes throughout, including waterproof vinyl plank flooring on the main level and newer carpet upstairs. The kitchen showcases custom wood cabinetry, an island, and modern appliances, while the bathrooms are beautifully appointed with stone-look finishes. Custom window treatments further enhance the home's appeal. Spanning 1,411 square feet, the open floor plan flows seamlessly from the inviting living room to the dining area, both anchored by a charming brick fireplace. The kitchen opens to a spacious family / breakfast room, offering sliding doors that lead to a private patio with green backyard, and access to the two-car garage. Upstairs, the primary suite includes an en-suite bathroom and a wall of mirrored closets. Two additional bedrooms share a full bathroom, while a convenient indoor laundry closet completes the upper level. Timberline residents enjoy access to the sparkling pool, a tot lot, and a vibrant, close-knit community atmosphere. Located in the heart of sunny Southern California, this home is minutes from shopping, dining, entertainment, award-winning schools, and



local attractions. With low taxes and affordable HOA fees, this is a rare opportunity to own a beautiful home in one of Orange County’s most coveted neighborhoods.

Built in 1985

Essential Information

MLS® #	OC24242320
Price	\$1,168,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Yingzi Peng
Listing Office	Alink Realty Group

Community Information

Address	254 Monroe #45
Area	NW - Northwood
Subdivision	Timberline (TL)
City	Irvine
County	Orange
Zip Code	92620

Amenities

Amenities	Playground, Pool, Jogging Path
Parking Spaces	2
Parking	Garage, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Faces Rear
View	City Lights, Park/Greenbelt, Pool

Has Pool	Yes
Pool	Community, Association

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Greenbelt
Windows	Double Pane Windows, Shutters
Roof	Composition, Shingle

Interior

Interior	Carpet, Vinyl
Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Breakfast Bar, Eat-in Kitchen, High Ceilings, Primary Suite, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Double Oven, Electric Oven, Free-Standing Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	Bryant
Middle	Siera Vista
High	Northwood

Additional Information

Date Listed	December 1st, 2024
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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