

# **\$1,998,000 - 28 Abeto, Irvine**

MLS® #OC25001134

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## **\$1,998,000**

4 Bedroom, 3.00 Bathroom, 2,450 sqft

Residential on 0 Acres

N/A, Irvine,

28 Abeto is located in the heart of world famous Irvine and within the top two high schools in all of Orange County! Surrounded by National Blue Ribbon award winning elementary (Santiago Hills), middle(Sierra Vista)and high schools(Northwood), all located within 1 mile, makes this home one of the best real estate investments. 28 Abeto's specific location is even better with a private corner lot, a walking path behind the backyard leading to the community pool, spa, tennis courts and children's play lot, adding even more value. The floor plan, featuring 4 bedrooms, 2.5 baths in approximately 2,400 square feet on an almost 5,500 square feet lot, is light bright with cathedral ceilings over the living and dining rooms. In addition to a central kitchen that over looks a step down family room, and being a corner lot allows an abundance of natural morning sunlight. The upstairs features 3 oversized secondary bedrooms with room for en suite desks and an exquisite private master suite. The community of Northwood is one of the most historic and well designed enclaves in all of Irvine. Northwood is a perfect location between the 5 freeway and the 241/261 with easy access to the beach and inland empire. Please see attached list of specific upgrades.

Built in 1977

## **Essential Information**



MLS® #	OC25001134
Price	\$1,998,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,450
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Mike Dunn
Listing Office	Coldwell Banker Platinum Prop

### **Community Information**

Address	28 Abeto
Area	NW - Northwood
Subdivision	N/A
City	Irvine
County	Orange
Zip Code	92620

### **Amenities**

Amenities	Dog Park, Barbecue, Picnic Area, Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Security System

### **Exterior**

Lot Description	Corner Lot, Cul-De-Sac
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Roof	Composition
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Up, Cathedral Ceiling(s)
Appliances	SixBurnerStove, Dishwasher, Disposal, Water Heater, Barbecue, Double Oven
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Santiago Hills
Middle	Sierra Vista
High	Northwood

## Additional Information

Date Listed	February 10th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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