

# \$3,278,760 - 125 Drumbeat, Irvine

MLS® #OC25003021

---

## \$3,278,760

5 Bedroom, 5.00 Bathroom, 3,225 sqft  
Residential on 0 Acres

Cielo at Portola Springs Village, Irvine,

Highly desirable Portola Springs 3,225 sq. ft. single family residence available!Â This beautiful 2-story home features an open concept floorplan and a premium hilltop location with no neighbor directly behind. Downstairs features stylish Kitchen with quartz counters, Wolf stainless steel appliances and large island with seating.Â Great Room opens to Dining and Kitchen, and guest bedroom with private bath and powder room complete the downstairs. Upstairs is the grand Primary suite with large bathroom and huge closet, three more bedrooms and laundry. Over \$76,000 in upgrades which include solar! The charming Portola Springs community features several Jr. Olympic pools, wading pools, parks with shade structures, tot lots, BBQâ€™s and picnic areas, basketball, volleyball, tennis, and pickleball courts, walking trails and playgrounds. The Portola Springs Community Park has a Community Center, lighted softball and soccer fields and more all with an HOA of less than \$200/month! Fantastic Irvine location is close to shopping, dining, freeways, recreation and excellent schools.



Built in 2025

## Essential Information

MLS® #	OC25003021
Price	\$3,278,760
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,225
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cesi Pagano
Listing Office	Keller Williams Realty

### Community Information

Address	125 Drumbeat
Area	PS - Portola Springs
Subdivision	Cielo at Portola Springs Village
City	Irvine
County	Orange
Zip Code	92618

### Amenities

Amenities	Barbecue, Call for Rules, Clubhouse, Outdoor Cooking Area, Pets Allowed, Pickleball, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Paved
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Paved
View	None
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

### Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Near Park, Yard
Windows	Double Pane Windows, Screens

Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior Features	Bedroom on Main Level, Breakfast Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Two Story Ceilings, Unfurnished, Walk-In Closet(s), Walk-In Pantry
Appliances	Convection Oven, Dishwasher, Disposal, Double Oven, Exhaust Fan, Gas Oven, Gas Range, Hot Water Circulator, Microwave, Range Hood, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Heat Pump, Whole House Fan, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Middle	Jeffrey Trail
High	Portola

## Additional Information

Date Listed	January 6th, 2025
Days on Market	190
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 8:57pm 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.