

# \$9,500,000 - 71 Grandview, Irvine

MLS® #OC25010368

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## \$9,500,000

5 Bedroom, 7.00 Bathroom, 6,141 sqft  
Residential on 0 Acres

La Cima (LACM), Irvine,

Positioned at the highest point in the prestigious guard-gated community of The Summit at Turtle Ridge, this extraordinary custom estate offers breathtaking panoramic views of the ocean, Catalina Island, city lights and the mountains. Ideally located at the end of a quiet cul-de-sac on a premium, private corner lot this estate combines elegance, comfort, and functionality in a setting of unparalleled beauty.

Spanning over 6,000 square feet of thoughtfully designed living space, this home features: grand living spaces: a welcoming entry foyer, formal dining and living rooms, bonus room with built-in bar for entertaining, office, gym, upstairs TV lounge area, and a playroom.

The Gourmet Kitchen Equipped with a massive granite island, a 6-burner stove with pot filler, Sub-Zero refrigerator, walk-in pantry, and butler's pantry. Kitchen opens to breakfast nook and cozy sunroom with fireplace.

The primary suite retreat is a luxurious sanctuary with breathtaking views, a sitting area with fireplace, luxurious bathroom, and perfectly designed walk-in closet.

3 additional bedrooms located upstairs and 1 downstairs, all feature walk-in closets, and private bathrooms for ultimate convenience. With over 16,000 square feet of resort-style outdoor living meticulously designed and landscaped backyard is an entertainer's dream. With a saltwater pool and spa, a



one-of-a-kind outdoor bar featuring five flat-screen TVs, two fireplaces, a full outdoor bathroom with shower, and a custom playhouse.

The Summit at Turtle Ridge offers an array of world-class amenities, including two resort-style pools, a spa, gym, playgrounds, a clubhouse, a theater, and scenic hiking trails. Additionally, this home is within short distance of award-winning Vista Verde Elementary/Middle School and University High School.

With spectacular panoramic views and sumptuous features, this home offers a lifestyle of unmatched luxury and comfort.

Don't miss the opportunity to make this extraordinary estate your own!

Built in 2006

## Essential Information

MLS® #	OC25010368
Price	\$9,500,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,141
Acres	0.37
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mila Evans
Listing Office	Key Home Group

## Community Information

Address	71 Grandview
Area	TRG - Turtle Ridge
Subdivision	La Cima (LACM)

City	Irvine
County	Orange
Zip Code	92603

## Amenities

Amenities	Clubhouse, Outdoor Cooking Area, Barbecue, Picnic Area, Spa/Hot Tub, Trail(s), Fitness Center, Guard, Playground, Security
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Garage, Driveway, Garage Door Opener
# of Garages	3
Garages	Door-Multi, Direct Access, Garage, Driveway, Garage Door Opener
View	City Lights, Hills, Mountain(s), Canyon, Catalina, Coastline, Neighborhood, Ocean, Panoramic
Waterfront	Ocean Side Of Freeway
Has Pool	Yes
Pool	Association, Above Ground, Fenced, Heated, In Ground, Private, Salt Water, Waterfall
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Attendant, Gated with Guard, Security System

## Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Cul-De-Sac, Sprinkler System
Windows	Blinds, Custom Covering(s), Double Pane Windows, Drapes, Screens
Roof	Spanish Tile

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s), Balcony, Bar, Breakfast Area, Breakfast Bar, Built-in Features, Dressing Area, In-Law Floorplan, Smart Home, Walk-In Pantry, Wet Bar
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Barbecue, Built-In Range, Convection Oven, Double Oven, Ice Maker, Range Hood, Self Cleaning Oven, SixBurnerStove, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Dual

Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Outside, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Irvine Unified
Elementary	Vista Verde
Middle	Vista Verde
High	University

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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