

# \$929,000 - 9 Cresthaven # 44, Irvine

MLS® #OC25013225

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## \$929,000

2 Bedroom, 2.00 Bathroom, 1,105 sqft  
Residential on 2 Acres

Parkview (PW), Irvine,

Charming single level 2 bedroom 2 baths in Woodbridge with park and pool views. Amazing location with only one common wall. Nice bright entry with vaulted, beamed living room with fireplace. Kitchen with window box and views of park. step out the slider door to private blank palette yard for relaxing or gardening. Hall to 2 bedrooms and 2 full baths. Oversized Direct access garage with laundry area. Guest parking close by. This great condo has been well loved and is in almost original condition. Ready for someone to transform it. The Location of this property feels so private only one common wall. Woodbridge planned community is full of amenities including, Fallbrook Park, Pool, splash pad, Spa, Picnic & BBQ areas, and nearby picnic tables. Residents also have access to beautifully maintained association facilities, two lakes with docks, lagoons, many more pools, spas, wading pools, tennis courts, pickleball courts, multiple parks, volleyball courts, and many areas to explore and enjoy. Woodbridge is surrounded by shopping, dining, freeways and so much more.

Built in 1978

## Essential Information

MLS® #	OC25013225
Price	\$929,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	2.15
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Cape Cod
Status	Closed
Listing Agent	Donna Randolph
Listing Office	Donna S Randolph

### Community Information

Address	9 Cresthaven # 44
Area	WB - Woodbridge
Subdivision	Parkview (PW)
City	Irvine
County	Orange
Zip Code	92604

### Amenities

Amenities	Other, Picnic Area, Playground, Pool, Barbecue, Dock, Maintenance Front Yard, Maintenance Grounds, Pickleball, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Cable Available
Parking Spaces	2
Parking	Garage, Garage Door Opener, Direct Access, Door-Multi, Garage Faces Side, Private
# of Garages	2
Garages	Garage, Garage Door Opener, Direct Access, Door-Multi, Garage Faces Side, Private
View	Pool, Park/Greenbelt
Has Pool	Yes
Pool	Association

### Exterior

Roof	Asbestos Shingle
Foundation	Slab

### Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Area, Separate/Formal Dining Room, All Bedrooms Down, Cathedral Ceiling(s), Sunken Living Room
Appliances	Electric Range, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Irvine Unified
Elementary	Eastshore
Middle	Lake Side
High	Woodbridge

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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