

\$3,388,000 - 18 Candlebush, Irvine

MLS® #OC25013634

\$3,388,000

4 Bedroom, 3.00 Bathroom, 3,122 sqft
Residential on 0 Acres

Highlands Garden (HG), Irvine,

Step into this stunning 4-bed, 3-bath Turtle Rock Highlands Garden home, offering nearly 3,150 square feet of luxurious living space on a private 7,000-square-foot lot. Perfectly positioned on a peaceful cul-de-sac street, this home showcases over \$800,000 in improvements, combining high-end features with practical comfort. Beautiful engineered hardwood floors run throughout the main level, creating a warm and inviting atmosphere beneath soaring white ceilings with designer lighting. The kitchen is a standout feature, completely renovated with custom cabinets, top-of-the-line appliances, and a dedicated beverage station - perfect for both daily family meals and entertaining. Premium Walker Zanger tile and new surfaces add style, while the smart layout makes cooking and hosting effortless. The bright living areas showcase pristine finishes, a stunning floor-to-ceiling stone fireplace, and walls of windows bringing the outdoors in. The master bedroom features a custom-designed closet system that maximizes space and organization. Three additional bedrooms offer generous proportions, abundant natural light, and custom built-in drawers for extra storage and organization. Tech-savvy features include a whole-house speaker system and comprehensive solar power system. The backyard, professionally designed by Roger's Gardens, is an outdoor paradise. It includes a complete outdoor kitchen with a cooktop, fridge, ice maker, and BBQ station. Two water



fountains create a peaceful setting, and the updated firepit area is perfect for year-round gatherings. A thoughtfully planned herb garden adds both beauty and function, while the enchanting side yard, with its flagstone pathway and lush plantings, evokes the charm of an English garden. Recent upgrades include a whole-house water filtration system and new roof. The pristine two-car garage is thoughtfully fitted with both Tesla and universal EV charging stations, Tesla battery backup system, custom storage solutions, and epoxy flooring - creating an ideal setup for today's modern vehicles. Ideally located within walking distance to top-rated Bonita Canyon Elementary and nationally ranked University High School, this home offers the perfect blend of luxury and convenience. Minutes from the 405 and 73 freeways, enjoy easy access to Orange County's finest shopping, dining, and renowned beaches. With very low association dues and no Mello Roos tax, this meticulously maintained home represents the best of Orange County living.

Built in 1979

Essential Information

MLS® #	OC25013634
Price	\$3,388,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,122
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joele Romeo
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	18 Candlebush
Area	TR - Turtle Rock
Subdivision	Highlands Garden (HG)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Barbecue, Picnic Area, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	4
Parking	Driveway, Garage Faces Side, Paved
# of Garages	2
Garages	Driveway, Garage Faces Side, Paved
View	None
Has Pool	Yes
Pool	Association, Community

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Sprinkler System, Yard
Windows	Double Pane Windows
Foundation	Slab

Interior

Interior	Stone, Wood
Interior Features	Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s)
Appliances	Barbecue, Built-In Range, Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Range, Microwave, SixBurnerStove, Vented Exhaust Fan, Warming Drawer, Water Softener, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room, Living Room, Outside
# of Stories	2
Stories	One

School Information

District	Irvine Unified
Elementary	Bonita Canyon
Middle	Rancho San Joaquin
High	University

Additional Information

Date Listed	January 17th, 2025
Days on Market	7
Zoning	LM2.3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 10th, 2025 at 2:56pm 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.