

# **\$1,249,000 - 49 Eagle Point, Irvine**

MLS® #OC25030335

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## **\$1,249,000**

3 Bedroom, 3.00 Bathroom, 1,830 sqft

Residential on 0 Acres

Parkside (PS), Irvine,

Move-In Ready with Exceptional Outdoor Space and seller motivated to make a deal! Discover a rare opportunity in the sought-after Parkside complex of Woodbridge. This beautifully upgraded condo, featuring over \$200,000 in enhancements, is nestled in the heart of central Irvine. Ready to move in - a rare opportunity with the largest back-yard in this Parkside complex.

Situated on a spacious, private corner lot, this home boasts an additional 200+ square feet with a custom-designed loft—ideal for an office, playroom, or even a fourth bedroom. The interior showcases stunning wood floors, fresh paint, upgraded windows and blinds, and an upgraded staircase that adds elegance to the space. With custom windows and recessed lighting, the home is bright and inviting, exuding a brand-new feel.

The living area includes an upgraded stacked-stone fireplace in the living room and built-in bookcases in the loft, enhancing both beauty and functionality. The laundry area is conveniently located indoors, while all bedrooms feature generous closet space, including multiple walk-ins and double closets in the master suite.

Step outside to enjoy your spectacular backyard, which has been thoughtfully upgraded with a built-in BBQ island, custom stone seating, a cozy fire pit, and an expansive dining area, all surrounded by custom hardscape with beautiful plants and palm trees. The yard includes automatic



irrigation. This large outdoor area is perfect for entertaining. There's ample room for gatherings, play, and gardening, with added convenience from an outdoor storage area for trash cans.

Located just a short walk from Woodbridge's premier children's pool and park, this home is priced to sell well below the average price per square foot of recently closed sales. The sellers are eager to consider all fair offers, so don't miss this incredible opportunity!

Built in 1978

**Essential Information**

MLS® #	OC25030335
Price	\$1,249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Mark Harvey
Listing Office	Harvest Finance & Mortgage Inc

**Community Information**

Address	49 Eagle Point
Area	WB - Woodbridge
Subdivision	Parkside (PS)
City	Irvine
County	Orange
Zip Code	92604

**Amenities**

Amenities	Clubhouse, Fire Pit, Game Room, Meeting Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Pet Restrictions, Dock, Dog Park, Electricity, Gas, Jogging Path, Meeting/Banquet/Party Room, Other Courts, Pets Allowed, Pickleball, Recreation Room, Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Door-Multi, Garage Faces Front, Garage, Assigned
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage, Assigned
View	None
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	Corner Lot, Cul-De-Sac, Drip Irrigation/Bubblers, Garden, Landscaped
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, High Ceilings, Recessed Lighting, All Bedrooms Up, Entrance Foyer, Beamed Ceilings, Ceiling Fan(s), Loft
Appliances	Dishwasher, Microwave, Barbecue, Built-In Range
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Eastshore
Middle	Lake Side
High	Woodbridge

**Additional Information**

Date Listed	February 2nd, 2025
Days on Market	97
Short Sale	N
RE / Bank Owned	N

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