

# \$3,100,000 - 31 Modena, Irvine

MLS® #OC25032230

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## \$3,100,000

4 Bedroom, 3.00 Bathroom, 2,794 sqft  
Residential on 0 Acres

N/A, Irvine,

Location! Nestled within the exclusive, guard-gated community of Laguna Alta. This elegant home offers 4 bedrooms, 3 bathrooms, and nearly 2,800 sqft of living space. Situated on one of the few private cul-de-sac lots in the community with no front or back neighbors. Very big front yard! It features open spaces that seamlessly flow into sophisticated outdoor entertaining areas. The living room boasts a welcoming layout with large windows providing views of the backyard. The gourmet kitchen is a chef's delight, featuring upgraded cabinets, quartz countertops, a full-height tile backsplash, a Robam vent, and a walk-in pantry. The main level includes a bedroom with a front garden view and a full bathroom, ideal for guests or as a home office. Upstairs, you'll find a spacious loft, a luxurious master suite, and two secondary bedrooms. The master suite is a true retreat, featuring dual vanities, upgraded granite countertops, large walk-in closets, an oversized bathtub, and a separate shower stall. Community amenities include pools, a clubhouse, a playground, basketball and tennis courts, and proximity to award-winning schools. This property embodies the best of Southern California living, with easy access to Laguna Beach, Whole Foods Market, Irvine Spectrum, Quail Hill Shopping Center, and the Laguna Alta Hiking Trail. A must-see!

Built in 2012



## Essential Information

MLS® #	OC25032230
Price	\$3,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,794
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rui Zhang
Listing Office	Realty One Group West

## Community Information

Address	31 Modena
Area	LGA - Laguna Altura
Subdivision	N/A
City	Irvine
County	Orange
Zip Code	92618

## Amenities

Amenities	Barbecue, Fire Pit, Guard, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Guard, Security Guard, Security Lights, 24 Hour Security

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Wood
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Interior Features	Balcony, Bedroom on Main Level, Loft, Open Floorplan, Pantry, Primary Suite, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Irvine Unified
Elementary	Alderwood
Middle	Rancho San Juanquin
High	University

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	90
Short Sale	N
RE / Bank Owned	N

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