

\$1,325,000 - 3761 Provincetown Avenue, Irvine

MLS® #OC25032273

\$1,325,000

3 Bedroom, 2.00 Bathroom, 1,228 sqft
Residential on 0 Acres

Colony (CC), Irvine,

Introducing 3761 Provincetown Avenue in Irvine! This charming corner-lot residence has been freshly painted both inside and out, giving it a modern look. The open floor plan features new luxury vinyl flooring, which adds warmth and elegance throughout. Upon entry, you'll be greeted by the impressive vaulted ceilings in the living room, creating a spacious and airy ambiance, complete with a fireplace for the winter months. The kitchen shines with white cabinets, offering a bright, inviting atmosphere. Natural light floods through the large sliding glass door, leading to a beautifully landscaped yard with a lovely lemon tree—perfect for gardening or enjoying sunny California days. Whether hosting a barbecue or soaking up the sun, this outdoor space offers endless possibilities. This property also includes central air and an updated forced air heater for year-round enjoyment. Upgraded windows throughout provide both energy efficiency and style. The hallway leads to the first guest bathroom, featuring a new vanity and light fixture, and bathtub. Two guest bedrooms with new carpeting offer ample space, while the primary bedroom also features new carpeting, a large closet, and an en-suite bathroom with a new vanity and light fixture. Another wonderful feature is direct access to a two-car garage with epoxy flooring. Situated on a cul-de-sac in the vibrant and well-established community of The Colony in Irvine, you'll have access to a 6-lane lap pool, wading pool, tennis courts, basketball



court, recreational playground, and clubhouse. The property is conveniently located near dining, shopping, and parks, providing easy access to a variety of amenities and recreational opportunities. Don't miss the chance to make this delightful Irvine residence yours!

Built in 1971

Essential Information

MLS® #	OC25032273
Price	\$1,325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,228
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Craig Ratowsky
Listing Office	Compass

Community Information

Address	3761 Provincetown Avenue
Area	WN - Walnut (Irvine)
Subdivision	Colony (CC)
City	Irvine
County	Orange
Zip Code	92606

Amenities

Amenities	Playground, Pool, Other Courts, Tennis Court(s)
Utilities	Underground Utilities
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener

# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Corner Lot, Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer
Windows	Double Pane Windows
Roof	Concrete

Interior

Interior	Carpet, Vinyl
Interior Features	Main Level Primary, Country Kitchen
Appliances	Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	College Park
Middle	Venado
High	Irvine

Additional Information

Date Listed	February 12th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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