

# \$5,200,000 - 22 Wildland, Irvine

MLS® #OC25037671

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## \$5,200,000

4 Bedroom, 5.00 Bathroom, 3,506 sqft

Residential on 0 Acres

Arezzo (AREZ), Irvine,

Located in the prestigious Summit at Turtle Ridge, this 4-bedroom, 4.5-bath home sits on a quiet cul-de-sac in one of Irvine's most desirable communities. Recently renovated, it features an open layout, abundant natural light, and high-end finishes throughout. A long entryway leads to a charming courtyard with a fountain and outdoor seating area. Inside, the family room seamlessly connects to the upgraded kitchen, which boasts wood flooring, professional-grade appliances, ample counter and storage space, and convenient garage access. A formal dining room adds to the home's entertaining appeal. The main level includes a spacious casita with its own bath, perfect for guests or a private workspace. Upstairs, the primary suite features a private view deck, a custom stone bath with dual vanities, a walk-in shower, and a generous walk-in closet. A versatile loft space can function as an additional living area or be converted into a fifth bedroom. Two additional ensuite bedrooms complete the upper level. Designed for outdoor entertaining, the backyard offers a fireplace, built-in BBQ, and tranquil water features. Residents of The Summit at Turtle Ridge enjoy resort-style amenities, including pools, a fitness center, scenic trails, and 24-hour guard-gated access. Conveniently located near renowned shopping, dining, and toll road access, this home offers both privacy and convenience in one of Irvine's most sought-after communities.



Built in 2005

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25037671              |
| Price          | \$5,200,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 3,506                   |
| Acres          | 0.15                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Jim Watson              |
| Listing Office | Real Broker             |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 Wildland        |
| Area        | TRG - Turtle Ridge |
| Subdivision | Arezzo (AREZ)      |
| City        | Irvine             |
| County      | Orange             |
| Zip Code    | 92603              |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Picnic Area, Pool, Spa/Hot Tub, Barbecue, Controlled Access, Fire Pit, Fitness Center, Guard, Outdoor Cooking Area, Playground, Recreation Room, Security, Sport Court, Trail(s) |
| Parking Spaces | 3   |
| # of Garages   | 3   |
| View           | None  |
| Has Pool       | Yes   |
| Pool           | Community, Association  |
| Security       | Gated Community, Gated with Attendant, Gated with Guard, Security Guard, 24 Hour Security   |

## Exterior

Lot Description           ZeroToOneUnitAcre

**Interior**

Interior Features       Bedroom on Main Level  
Cooling                 Central Air  
Fireplace               Yes  
Fireplaces              Family Room  
# of Stories             2  
Stories                  Two

**School Information**

District                 Irvine Unified

**Additional Information**

Date Listed             February 20th, 2025  
Days on Market         72  
Short Sale               N  
RE / Bank Owned        N

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