

\$2,200,000 - 23 Bianco, Irvine

MLS® #OC25041339

\$2,200,000

3 Bedroom, 3.00 Bathroom, 1,868 sqft
Residential on 0 Acres

Siena, Irvine,

Location! Location! Location! Welcome to 23 Bianco, a beautifully upgraded 3-bedroom, 2.5-bathroom residence nestled in a private and unique location within the exclusive guard-gated Laguna Altura community of Irvine. There are no neighbors on either side and 23 Bianco is at the end of the street. This elegant home boasts an open-concept floor plan with hardwood flooring, a chef's kitchen featuring stainless steel appliances, a spacious island, and a bright Great Room that all seamlessly connects to a private wraparound backyard—perfect for entertaining guests. This oversized backyard is large enough for a private jacuzzi, and has wonderful fruit trees including lemon, orange, plum, apple, apricot and avocado. The outdoor space shines with hardscape and meticulously landscaped details, creating an inviting retreat.

Upstairs, the luxurious primary suite offers a spa-inspired en-suite bathroom and a generous walk-in closet. Two additional bedrooms share a stylishly appointed bathroom, while a dedicated laundry room enhances everyday convenience. Residents of Laguna Altura enjoy resort-style amenities, including a Junior Olympic pool, spa, parks, and a basketball court. Zoned for award-winning Irvine schools—Alderwood Elementary, Rancho San Joaquin Middle, and University High—this home is ideally located just minutes from Laguna Beach, John Wayne Airport, the Irvine Spectrum Shopping Center, and world-class shopping and dining, with



easy access to the 405, 133, and 5 freeways.
Schedule your private tour today!

Built in 2012

Essential Information

MLS® #	OC25041339
Price	\$2,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,868
Acres	0.28
Year Built	2012
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Jeff Lawson
Listing Office	Keller Williams Realty

Community Information

Address	23 Bianco
Area	LGA - Laguna Altura
Subdivision	Siena
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Sport Court, Picnic Area, Playground, Pool, Spa/Hot Tub, Security, Guard
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage

View	Park/Greenbelt
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), 24 Hour Security, Smoke Detector(s), Fire Sprinkler System, Gated with Attendant, Gated with Guard, Prewired, Security Gate, Security System

Exterior

Exterior	Stucco
Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre, Sprinklers In Rear, Landscaped, Level, Sprinkler System, Street Level, Yard, Greenbelt, Sprinklers On Side
Windows	Blinds, Shutters, Drapes
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Unfurnished, All Bedrooms Up
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, High Efficiency Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water Heater, Built-In Range
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	Alderwood
Middle	Rancho San Joaquin
High	University

Additional Information

Date Listed	March 7th, 2025
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Days on Market	1
Short Sale	N
RE / Bank Owned	N

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