

\$2,550,000 - 70 Shade Tree, Irvine

MLS® #OC25063526

\$2,550,000

3 Bedroom, 4.00 Bathroom, 2,038 sqft
Residential on 1 Acres

Canyon's Edge (CYNE), Irvine,

Discover sophisticated living in this elegant two-story residence nestled in the intimate gated enclave of Canyon's Edge. This exceptional 3-bedroom, 4-bathroom home offers the rare advantage of a sumptuous main-level primary suite—a true haven for relaxation. The large master retreat is adorned with designer finishes and opens to an ensuite bathroom featuring a bespoke dual vanity sink, custom built-in dresser drawers, and generous his and her closets. The entire residence is impeccably appointed and showcases designer upgrades throughout, presenting as an exquisite model home with no detail overlooked. The heart of this distinguished home showcases a chef-inspired gourmet kitchen adorned with elegant Downsvue Lacquer finish custom cabinetry, premier stone countertops, and professional-grade stainless steel appliances including a coveted 36" refrigerator—perfect for the culinary enthusiast. The second floor reveals an additional master sanctuary featuring a generous walk-in closet and dual-sink vanity, providing luxurious accommodations for guests or extended family. Step outside to discover an extraordinary private oasis situated on a tranquil cul-de-sac, where the meticulously manicured landscape evokes the timeless charm of an English garden, featuring a variety of entertainment venues including an inviting fire pit gathering area, an elegant al fresco dining space with a built-in Zion BBQ with burner, and a custom enclosed/optional



open heated pergola perfect for year-round enjoyment. The meticulous attention to detail extends throughout, with the garage featuring practical opulence including pristine epoxy flooring, bespoke built-in cabinetry, and ingenious ceiling storage solutions. This immaculate turnkey estate is located in an exclusive community of just 80 distinguished residences, offering access to a resort-style community pool and spa, within walking distance to award-winning Vista Verde K-8, moments from nationally ranked University High School and UCI, convenient access to pristine Bommer Canyon hiking trails, verdant parks, and premier tennis courts, with enviable proximity to world-class shopping at South Coast Plaza and Fashion Island, California's most coveted beaches, and effortless access to the 73 and 405 freeways, embodying the quintessence of luxury, comfort, and convenience.

Built in 2005

Essential Information

MLS® #	OC25063526
Price	\$2,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,038
Acres	1.47
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joele Romeo
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	70 Shade Tree
Area	TRG - Turtle Ridge
Subdivision	Canyon's Edge (CYNE)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Pool, Spa/Hot Tub, Trail(s)
Utilities	Cable Available
Parking Spaces	2
Parking	Garage Faces Side
# of Garages	2
Garages	Garage Faces Side
View	Hills, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Gated Community

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Walkstreet, Yard, Sprinklers In Rear, Sprinkler System
Windows	Blinds, Shutters
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Wood
Interior Features	Quartz Counters, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Multiple Primary Suites
Appliances	SixBurnerStove, Built-In Range, Double Oven, Dishwasher, Freezer, Disposal, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	Vista Verde
Middle	Vista Verde
High	University

Additional Information

Date Listed	March 19th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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