

\$1,195,000 - 86 Sandpiper # 17, Irvine

MLS® #OC25076243

\$1,195,000

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0 Acres

Townhomes (TH), Irvine,

Welcome 86 Sandpiper, offering one of the most sought-after floor plans in the Willow Creek Townhomes—the largest SINGLE-LEVEL model in the neighborhood and rarely available on the market. Nestled in Irvine's Woodbridge community, this beautifully remodeled 3-bed, 2-bath home offers 1,490 sq ft of thoughtfully designed living space and a spacious 2-car garage. Dual-pane vinyl windows fill the home with natural light, while custom tile flooring flows through the kitchen, living areas, and third bedroom/den. Wood laminate flooring adds warmth and elegance to the primary suite and second bedroom. Fresh new paint and newly resealed tile floors make this home truly move-in ready. The remodeled kitchen features crisp white cabinetry, stone slab countertops, and sleek stainless steel appliances. The spacious living room is anchored by a charming white brick fireplace, creating the perfect space to relax or entertain. Your new primary suite offers 2 closets and an updated en suite bath with a dual sink vanity and a separate private shower and toilet area. The 2nd bedroom is located at the front of the house and has direct access to the guest bathroom and the flexible 3rd bedroom works great as an office as well. Additional recent upgrades include a new HVAC system and water heater, all replaced within the last two years—offering energy efficiency, comfort, and peace of mind for years to come. Outdoor living is just as impressive, with three distinct



spaces to enjoy: a welcoming front courtyard, a tranquil atrium off the primary suite and 3rd bedroom, and a large rear patio that opens to peaceful views of mature trees and the surrounding community—a perfect setting for morning coffee or evening gatherings. Living in Woodbridge means enjoying an unmatched resort-style lifestyle. The community offers 2 beautiful lakes with sandy beach lagoons, boating and fishing, more than 20 pools plus a splash pad and over 20 tennis courts. You'll also find pickleball, basketball and volleyball courts, shuffleboard, bocce ball, fitness trails, and playgrounds nestled among 44 beautifully maintained parks. Local shops, restaurants, movie theaters, and community events create a vibrant neighborhood atmosphere, all within the award-winning Irvine Unified School District. The city of Irvine has earned the honor of being The Safest City in America for 18 consecutive years and consistently ranks among the happiest cities in the U.S. This is more than just a home—it's a lifestyle.

Built in 1978

Essential Information

MLS® #	OC25076243
Price	\$1,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Patio Home, Traditional
Status	Closed
Listing Agent	Michelle Wilson
Listing Office	First Team Real Estate

Community Information

Address	86 Sandpiper # 17
Area	WB - Woodbridge
Subdivision	Townhomes (TH)
City	Irvine
County	Orange
Zip Code	92604

Amenities

Amenities	Picnic Area, Pickleball, Pool, Spa/Hot Tub, Barbecue, Bocce Court, Dock, Other Courts, Playground, Sport Court, Tennis Court(s)
Utilities	Cable Available, Underground Utilities
Parking Spaces	2
Parking	Garage, Side By Side, Door-Single, Garage Faces Side, No Driveway, One Space
# of Garages	2
Garages	Garage, Side By Side, Door-Single, Garage Faces Side, No Driveway, One Space
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association, Heated, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired

Exterior

Exterior	Concrete, Drywall, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Level, Sprinkler System
Windows	Blinds, Double Pane Windows, Screens
Roof	Shingle, Composition
Construction	Concrete, Drywall, Stucco
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Atrium, Breakfast Area, Crown Molding, Eat-in Kitchen, French Door(s)/Atrium Door(s), Granite Counters, High Ceilings, Main Level Primary, Pantry, Primary Suite
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Electric Oven, Gas Cooktop, Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater,

	Water To Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	Stonecreek
Middle	Lakeside
High	Woodbridge

Additional Information

Date Listed	April 20th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 5th, 2026 at 3:15am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.