

\$1,400,000 - 33 Seton Road, Irvine

MLS® #OC25088113

\$1,400,000

3 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0 Acres

Village I (V1), Irvine,

ASSUMABLE 2.5% VA Loan UPDATED

END UNIT IN PRIME UNIVERSITY PARK!

Welcome to 33 Seton Road—a beautifully updated home offering the perfect blend of

comfort, style, and location. This 3

BEDROOM, 2.5 BATH residence features

APPROX. 1,749 SQ FT of well-designed living

space, including a SEPARATE FAMILY

ROOM, INSIDE LAUNDRY, and a PREMIUM

2-CAR ATTACHED GARAGE with NEW

EPOXY FLOORS and BUILT-IN STORAGE.

The home features tasteful updates

throughout and a functional floorplan with a

spacious living area, open dining space, and

kitchen that overlooks the private backyard.

Step outside to a WRAPAROUND PATIO AND

GARDEN AREA that sits NEXT TO A SMALL

GREENBELT, providing added privacy and a

pleasant, open feel. Located WALKING

DISTANCE TO AWARD-WINNING SCHOOLS

including University Park Elementary, Rancho

Middle, University High, and just minutes from

UC Irvine, University Park Library, and

shopping centers. With LOW HOA DUES, NO

MELLO-ROOS, and access to FOUR

COMMUNITY POOLS, TENNIS COURTS,

PARKS, AND SCENIC WALKING TRAILS,

this home offers unbeatable value in one of

Irvine's most sought-after communities.



Built in 1966

Essential Information

MLS® #	OC25088113
Price	\$1,400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.08
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cameron Carlson
Listing Office	Marshall Reddick Real Estate

Community Information

Address	33 Seton Road
Area	UP - University Park
Subdivision	Village I (V1)
City	Irvine
County	Orange
Zip Code	92612

Amenities

Amenities	Picnic Area, Playground, Pool, Spa/Hot Tub, Dog Park, Outdoor Cooking Area, Pickleball, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Meadow
Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
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Additional Information

Date Listed	April 14th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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