

# **\$7,495 - 169 Coyote Brush, Irvine**

MLS® #OC25099469

**\$7,495**

4 Bedroom, 4.00 Bathroom, 3,179 sqft

Residential Lease on 0 Acres

OTHER, Irvine,

Discover refined living in the highly desirable community of Portola Springs. Situated on a premium corner lot with no neighbor behind, this beautifully upgraded residence offers a rare blend of space, privacy, and luxury.



With four bedrooms, a versatile upstairs loft, and a dedicated office on the first floor, the home is thoughtfully designed to accommodate both work and relaxation. The first floor features a spacious guest bedroom and a stylish office complete with a fireplace and built-in cabinetry, ideal for remote work or quiet reading.

The heart of the home is the gourmet kitchen, featuring a built-in refrigerator, walk-in pantry, and large center island—perfect for everyday living and entertaining. Upstairs, you'll find three additional bedrooms, including a luxurious primary suite with a spa-inspired bathroom and soaking tub. One secondary bedroom has been transformed into a custom walk-in closet, ideal for those who appreciate ample wardrobe space (can potentially be converted back to bedroom upon request).

The indoor-outdoor flow is exceptional, with dual folding sliding doors that open to a private backyard retreat featuring a tranquil fountain and built-in BBQ—perfect for outdoor dining and relaxation. Additional highlights include solar panels to help reduce energy costs and premium finishes throughout.

Live in elegance and comfort in one of Irvine's most sought-after neighborhoods, with access to top-rated schools and resort-style community amenities.

Property is offered UN-FURNISHED

Built in 2013

## Essential Information

MLS® #	OC25099469
Price	\$7,495
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,179
Acres	0.09
Year Built	2013
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Aideen Makky
Listing Office	Douglas Elliman of California

## Community Information

Address	169 Coyote Brush
Area	PS - Portola Springs
Subdivision	OTHER
City	Irvine
County	Orange
Zip Code	92618

## Amenities

Amenities	Sport Court, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Dog Park, Fitness Center, Pickleball
Utilities	Association Dues
Parking Spaces	2
Parking	Direct Access, Garage

# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Bedroom on Main Level, Walk-In Closet(s)
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Portola
Middle	Jeffery Trail
High	Portola

## Additional Information

Date Listed	April 28th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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