

# **\$3,495 - 1404 Scholarship, Irvine**

MLS® #OC25105476

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## **\$3,495**

2 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential Lease on 3 Acres

Avenue One (AVE1), Irvine,

This very large 1,275 sqft top floor penthouse unit, 2 Bedrooms & a LOFT is located within the exclusive Avenue One Community right off Jamboree Road. The condo unit is a 2BR/2BA, with a 2-story high ceiling in the living room area, a LARGE LOFT almost the size of a full bedroom, a patio and lots of windows for great lighting. Bedrooms are on first level and the large loft is on the second floor. Hardwood floor in the kitchen area with granite counter tops and sleek, modern style cabinets. Also includes stainless steel kitchen appliances, a pull-down kitchen faucet, and a stacked washer dryer unit. Brand new carpeting and all the windows have blinds for privacy. Two side by side assigned parking inside gated enclosed garage conveniently located on the same floor level as the condo. The Avenue One Community has resort-like amenities including a swimming pool, clubhouse, conference room, BBQ station, a workout gym, an indoor basketball and a tennis court. Property is within close proximity of John Wayne Airport, University of California "Irvine, Fashion Island and Newport Beach. ABSOLUTELY NO PETS AND NO SMOKING PLEASE!!



Built in 2007

## **Essential Information**

MLS® #	OC25105476
Price	\$3,495

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	3.09
Year Built	2007
Type	Residential Lease
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Maysim Mondegaran
Listing Office	Coldwell Banker Realty

### Community Information

Address	1404 Scholarship
Area	AA - Airport Area
Subdivision	Avenue One (AVE1)
City	Irvine
County	Orange
Zip Code	92612

### Amenities

Amenities	Billiard Room, Clubhouse, Sport Court, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Game Room
Utilities	Association Dues
Parking Spaces	2
Parking	Assigned, Covered, Direct Access, Electric Vehicle Charging Station(s), Garage, Guest, Gated, On Site, Private, One Space, Community Structure, Side By Side
# of Garages	2
Garages	Assigned, Covered, Direct Access, Electric Vehicle Charging Station(s), Garage, Guest, Gated, On Site, Private, One Space, Community Structure, Side By Side
View	None
Has Pool	Yes
Pool	Community, Gas Heat, Heated, In Ground, Lap, Association
Security	Security System, Closed Circuit Camera(s), Carbon Monoxide Detector(s), Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Security Gate, 24 Hour Security, Key Card Entry, Resident Manager, Smoke Detector(s),

## Security Lights

### Exterior

Exterior	Brick
Exterior Features	Lighting, Rain Gutters, Sport Court
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Brick

### Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Loft, Main Level Primary, Walk-In Closet(s)
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District	Santa Ana Unified
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### Additional Information

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

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