

\$6,000 - 41 Hillgrass, Irvine

MLS® #OC25109813

\$6,000

3 Bedroom, 2.00 Bathroom, 1,898 sqft
Residential Lease on 0 Acres

Highlands Garden (HG), Irvine,

Discover the perfect blend of comfort, style, and privacy in this beautifully upgraded single-level home, ideally located inside the loop of the prestigious Turtle Rock community.

Set at the end of a quiet cul-de-sac, this residence boasts an oversized private lot with no rear neighborsâ€™ offering peaceful seclusion and panoramic views of nature. From the moment you enter, youâ€™ll be welcomed by soaring ceilings, abundant natural light, and an expansive open-concept layout designed for both everyday living and elegant entertaining. The spacious living and dining areas are highlighted by large picture windows that frame lush gardens, while dual fireplaces in the living and family rooms add warmth and charm. At the heart of the home lies a chef-inspired kitchen, fully renovated in 2024. Designed with both beauty and function in mind, it features stainless steel appliances, contemporary finishes, and a bright, open flow into the family room. Glass doors lead directly to the backyard retreat, creating a seamless indoor-outdoor lifestyle perfect for hosting guests or enjoying a peaceful evening under the stars. The primary suite is a private haven with vaulted ceilings, direct backyard access, and stunning views of the surrounding hills and treetops. It offers a generous walk-in closet and a stylishly updated en-suite bathroom with dual vanities and modern fixtures.

Additional features include: Elegant marble flooring in main living areas, Rich hardwood



floors in all bedrooms, Dual-pane windows for energy efficiency,
Newer roof, paint, lighting, and HVAC system, Full PEX ripping, Custom window treatments, Attached two-car garage with extended driveway.

The backyard is a true sanctuaryâ€”ideal for morning coffee, evening gatherings, or quiet moments surrounded by nature.

Residents of Turtle Rock enjoy access to resort-style amenities including pools, parks, sports courts, picnic areas, and scenic hiking trails. Located just minutes from UCI, top-rated schools, John Wayne Airport, and premier shopping and dining at South Coast Plaza, Fashion Island, and the Irvine Spectrum.

Built in 1978

Essential Information

MLS® #	OC25109813
Price	\$6,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,898
Acres	0.15
Year Built	1978
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kambiz Ansari
Listing Office	Berkshire Hathaway HomeService

Community Information

Address	41 Hillgrass
Area	TR - Turtle Rock
Subdivision	Highlands Garden (HG)
City	Irvine
County	Orange

Zip Code 92603

Amenities

Amenities Pool, Spa/Hot Tub
Utilities Association Dues
Parking Spaces 2
of Garages 2
View Park/Greenbelt, Mountain(s), Hills, Neighborhood, Trees/Woods
Has Pool Yes
Pool Community, Association

Exterior

Lot Description Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Level, Near Park, Sprinkler System, Sprinklers On Side

Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Stone Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Family Room
of Stories 1
Stories One

School Information

District Irvine Unified

Additional Information

Date Listed May 16th, 2025
Days on Market 12
Short Sale N
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of April 10th, 2026 at 11:41am PDT. 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.