

\$1,149,800 - 226 Greenmoor # 95, Irvine

MLS® #OC25118825

\$1,149,800

3 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 2 Acres

Stonegate (SG), Irvine,

Welcome to this beautifully upgraded end-unit townhouse in the highly sought-after neighborhood of Woodbridge. Spanning 1,406 square feet, with 3 bedrooms and 2.5 baths, this light-filled, two-story residence is ideally located at a quiet cul-de-sac, boasting a rare, extra-large side yard adorned with lush green foliage and fruit trees. Step inside to discover a spacious living room accented by a cozy fireplace and abundant natural light.

Downstairs features newly upgraded distressed wood laminate floors that complement the inviting kitchen and den area, complete with rich granite countertops, shaker-style cabinets, stainless steel appliances, and recessed lighting. Upstairs, you'll find upgraded bathrooms with newer floors and faucets, as well as new neutral carpet and custom interior paint throughout. Enjoy the convenience of newer windows and patio doors with dual-pane glass, enhancing energy efficiency and tranquility. This townhouse offers more than just a home; it provides a lifestyle within the resort-like amenities of Woodbridge. Residents enjoy access to two lakes with docks, two beach lagoons, over 15 swimming pools and spas including saltwater heated pools, along with over 20 tennis courts and several pickleball courts. The community also features numerous parks with playgrounds, volleyball courts, and scenic tree-lined streets perfect for leisurely walks. Located within the top-rated Unified Irvine School District, residents benefit



from proximity to Springbrook Elementary, South Lake Middle School, and renowned Woodbridge High School, all within walking or biking distance. Easy access to major routes such as I-405 and I-5 makes commuting a breeze, while world-class shopping, dining, beaches, UCI, Irvine Spectrum Center, and the Irvine Business Complex are just moments away. With no Mello Roos tax and one of the most central and desirable locations in Irvine, this special home offers a rare opportunity that won't last long!

Built in 1984

Essential Information

| | |
|----------------|--------------|
| MLS® # | OC25118825 |
| Price | \$1,149,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,406 |
| Acres | 1.91 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Townhouse |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Maryam Amiri |
| Listing Office | Redfin |

Community Information

| | |
|-------------|--------------------|
| Address | 226 Greenmoor # 95 |
| Area | WB - Woodbridge |
| Subdivision | Stonegate (SG) |
| City | Irvine |
| County | Orange |
| Zip Code | 92614 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Meeting Room, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s), Boat House, Jogging Path, Recreation Room, Sport Court |
| Utilities | Electricity Available, Natural Gas Available, Water Available |
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |
| Garages | Garage |
| View | Trees/Woods |
| Waterfront | Lake Privileges |
| Has Pool | Yes |
| Pool | Community, In Ground, Association, Heated |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|---|
| Exterior | Stucco |
| Exterior Features | Rain Gutters |
| Lot Description | ZeroToOneUnitAcre, Sprinkler System, Yard, Lawn, Sprinklers Timer |
| Windows | Double Pane Windows |
| Roof | Common Roof, Tile |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Laminate, Wood |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up |
| Appliances | Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Self Cleaning Oven, Water To Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas, Gas Starter, Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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|----------|----------------|
| District | Irvine Unified |
|----------|----------------|

| | |
|------------|-------------|
| Elementary | Springbrook |
| Middle | South Lake |
| High | Woodbridge |

Additional Information

Date Listed May 28th, 2025

Days on Market 54

Short Sale N

RE / Bank Owned N

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