

\$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

District	Irvine Unified
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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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