

# **\$749,900 - 12 Woodleaf, Irvine**

MLS® #OC25119834

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## **\$749,900**

3 Bedroom, 2.00 Bathroom, 1,284 sqft  
Residential on 3 Acres

Alders (AD), Irvine,

Alders lower unit, easy access. Woodbridge original, well kept, recent paint. Lovely and available next Wednesday.

Set in the desirable Woodbridge Village, this charming 3-bedroom, 2 bathroom, end-unit offers single-level living on the ground floor. Enter through the wooden gate into an enclosed patio. When you enter, you will like how spacious the unit looks with the open floor plan. The kitchen features original cabinets with ample storage! Enjoy vinyl countertops, appliances, including a refrigerator, gas range, dishwasher, and microwave. The vinyl countertop is for adding bar stools. The living room has windows, allowing you to enjoy abundant fresh air and natural light. Flooring in kitchen, living room has carpet as do hallways, and bedrooms. Centrally located, the interior washer and dryer are enclosed in the hallway. Each bedroom and living room have windows providing a refreshing breeze, when opened. The primary bedroom includes a walk-in closet and an additional vanity inside the bathroom. Parking is a breeze with an assigned covered carport (#165). Guests can park on the street surrounding the unit or in any available spot without an assigned number. This home is near local restaurants, grocery stores and the 405 freeway, making it an excellent choice for those seeking the best of Irvine living. The proactive HOA has invested in community upgrades, including new roofs, repaved parking lots, and freshly painted gates and stucco in 2024. In 2025, they are set to



complete dryer vent cleaning for all 248 units as a fire prevention measure. Windjammer Park is close by with a tot lot, green space, pool and spa. Enjoy the resort-style amenities of Woodbridge, including two scenic lakes with docks, beach lagoons, pools, spas, tennis courts, numerous parks with playgrounds, volleyball courts! View this opportunity to own a beautiful home in one of Irvineâ€™s most sought-after communities!

Built in 1982

**Essential Information**

MLS® #	OC25119834
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	3.17
Year Built	1982
Type	Residential
Sub-Type	Condominium
Style	Craftsman
Status	Closed
Listing Agent	Peter Hicks
Listing Office	RE/MAX Premier Realty

**Community Information**

Address	12 Woodleaf
Area	WB - Woodbridge
Subdivision	Alders (AD)
City	Irvine
County	Orange
Zip Code	92614

**Amenities**

Amenities	Barbecue, Outdoor Cooking Area, Pickleball, Picnic Area, Pool, Tennis Court(s), Trash, Water
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Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected
Parking Spaces	1
Parking	Assigned
Garages	Assigned
View	None
Has Pool	Yes
Pool	Association

## Exterior

Exterior	Drywall
Lot Description	Landscaped, Near Park
Windows	Casement Window(s)
Roof	Common Roof
Construction	Drywall
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Vinyl
Interior Features	All Bedrooms Down, Breakfast Area, Breakfast Bar, Laminate Counters, Pantry, Unfurnished
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Gas Oven, Washer
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Irvine Unified
Elementary	Meadow Park
High	Woodbridge

## Additional Information

Date Listed	May 29th, 2025
Days on Market	93
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 1st, 2026 at 10:30pm PST.

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