

\$1,598,000 - 3531 Almond Street, Irvine

MLS® #OC25120088

\$1,598,000

4 Bedroom, 2.00 Bathroom, 1,644 sqft

Residential on 0 Acres

College Park (CP), Irvine,

Welcome to 3531 Almond Street—an inviting single-level true 4-bedroom, 2-bathroom home set on a beautifully landscaped rare oversized corner lot in Irvine's beloved College Park neighborhood. With no interior steps, tasteful upgrades throughout, and a layout that flows with ease, this home offers the ideal combination of function, comfort, and charm. Enter through the private gated front courtyard, surrounded by lush greenery, and step into the formal living room where vaulted ceilings, tile inlay flooring, a cozy fireplace, and recessed lighting immediately create a welcoming atmosphere. Continue forward into the formal dining area, also with vaulted ceilings and filled with natural light—perfect for entertaining or special occasion meals. Just beyond is the kitchen and a cozy lounge retreat set toward the back of the home, where vaulted ceilings amplify the open and airy ambiance. The kitchen is well-appointed with white cabinetry, granite countertops, stainless steel appliances, a double oven, and a large pantry cabinet—making it as functional as it is timeless.

Heading back through the formal areas, a hallway leads you to the bedroom wing. The primary suite features dual closets, a spacious layout, and a private en-suite bath with a standing shower. Three additional bedrooms offer flexibility for family, guests, or home office needs—all finished with wood-style luxury vinyl plank flooring for durability and style. The secondary bathroom has been beautifully



remodeled with stacked shower tile, a wide shampoo niche, and tile flooring. Additional important features include house has been fully repiped with PEX plumbing, new roof in 2019, oversized A/C unit, dual-pane windows and sliders, crown molding throughout, a 2-car garage with two 220V EV chargers, and generous storage space.

Outside, enjoy the serenity and versatility of your wraparound backyard and private jacuzzi. A meticulously landscaped space with vibrant greenery and ample room for relaxing, playing, or entertaining.

College Park residents enjoy access to three community pools and a clubhouse. The home is located near parks, including College Park and Walnut Trail, and is just minutes from shopping, dining, and freeways. Zoned for top-rated Irvine Unified schools—including College Park Elementary, Venado Middle School, and Irvine High. Low HOA and Taxes. This home offers a rare blend of thoughtful upgrades, seamless layout, and a true sense of home—don't miss this one!

Built in 1974

Essential Information

MLS® #	OC25120088
Price	\$1,598,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,644
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jennifer Castaneda

Listing Office Berkshire Hathaway HomeService

Community Information

Address 3531 Almond Street
Area WN - Walnut (Irvine)
Subdivision College Park (CP)
City Irvine
County Orange
Zip Code 92606

Amenities

Amenities Clubhouse, Picnic Area, Pool, Spa/Hot Tub
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 4
Parking Driveway, Garage
of Garages 2
Garages Driveway, Garage
View Neighborhood
Has Pool Yes
Pool Community, Association
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Lot Description Corner Lot, Front Yard, Garden, Landscaped, Near Park
Windows Double Pane Windows, ENERGY STAR Qualified Windows, Screens, Plantation Shutters
Roof Slate
Construction Stucco
Foundation Slab

Interior

Interior Vinyl
Interior Features Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Crown Molding
Appliances Electric Range, Microwave, Refrigerator, Built-In Range, Double Oven
Heating Central

Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	College Park
Middle	Venado

Additional Information

Date Listed	May 18th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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