

# \$585,000 - 44 Clearbrook, Irvine

MLS® #OC25132673

**\$585,000**

1 Bedroom, 1.00 Bathroom, 715 sqft

Residential on 0 Acres

Park Vista (PV), Irvine,

This charming, clean, and spacious one-bedroom, one-bathroom condo is filled with natural light and features an inviting open layout, luxury vinyl plank flooring, and fresh interior paint throughout. The bright living room opens to a private patio—perfect for entertaining—and flows into a lovely separate dining area. The kitchen features quartz-like countertops, wood cabinets, dishwasher, microwave, and stainless-steel sink, refrigerator and oven. The bedroom offers two large windows for ample light, while the updated bathroom includes a new vanity, modern mirror, stylish backsplash, and a quartz-like shower surround. Additional features include an oversized exterior storage closet, a covered carport, and no interior steps—all on one level. The home backs right up to the park and is a short one-minute walk to the pool and playground.

This property includes access to Woodbridge's unmatched amenities: two private lakes with boat rentals, quiet beaches, 22 swimming pools, pickleball, tennis, volleyball & basketball courts, miles of walking trails, gym, clubhouses, and more! Whether you're a first-time buyer, investor, or simply looking to enjoy a low-maintenance lifestyle in one of Orange County's most desirable neighborhoods, this home checks every box. Walk to top-ranked schools and enjoy a short drive or bike ride to UCI, Fashion Island, South Coast Plaza, beautiful beaches, world-class dining, theaters, and more.



Built in 1980

## Essential Information

MLS® #	OC25132673
Price	\$585,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	715
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Michele Wood
Listing Office	First Team Real Estate

## Community Information

Address	44 Clearbrook
Area	WB - Woodbridge
Subdivision	Park Vista (PV)
City	Irvine
County	Orange
Zip Code	92614

## Amenities

Amenities	Playground, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Bocce Court, Clubhouse, Dock, Fire Pit, Fitness Center, Jogging Path, Pickleball, Picnic Area, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Covered, Detached Carport, One Space
Garages	Assigned, Covered, Detached Carport, One Space
View	None
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector(s)

## Exterior

Windows	Double Pane Windows, Blinds, Screens
Foundation	Concrete Perimeter, Slab

## Interior

Interior	Vinyl
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Dryer, Gas Range, Microwave, Washer, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Irvine Unified
Middle	South Lake
High	Woodbridge

## Additional Information

Date Listed	June 10th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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