

\$6,500 - 173 Coyote Brush, Irvine

MLS® #OC25134431

\$6,500

4 Bedroom, 3.00 Bathroom, 2,767 sqft
Residential Lease on 0 Acres

Portola Springs, Irvine,

PROPERTY CAN BE LEASED WITH OR WITHOUT FURNITURE: Tucked away in the highly sought-after Portola Springs Community, this striking property exudes timeless sophistication and an intentional vibrant design throughout. Prominently featuring exceptional privacy with no rear neighbor, the residence offers 4 well-appointed bedrooms, 3 full bathrooms, and a flexible upstairs loft. Inside, the great room captures the essence of spring with its soothing natural palette and expansive accordion French doors that gracefully open to the rear grounds. This thoughtful design invites abundant natural light and creates a seamless sense of openness and flow throughout the main level. In the center of the home lies a chef-inspired kitchen, impeccably designed with top-of-the-line appliances, refined finishes, and an expansive center island that anchors the space. Every element has been thoughtfully selected to balance beauty with function, creating an ideal setting for both everyday living and effortless entertaining. Step outside to discover a beautifully landscaped backyard that extends the home's living space, ideal for al fresco dining, weekend gatherings, or simply enjoying the serene surroundings. Upstairs, the versatile loft that can easily function as a media lounge, study area, or playroom, adaptable to fit your lifestyle. The expansive primary suite offers a peaceful retreat, featuring a spacious walk-in closet and a



spa-inspired en-suite bath with dual vanities, a soaking tub, and a separate glass-enclosed shower. Two additional secondary bedrooms are thoughtfully positioned for privacy and comfort, each with access to a full bathroom. A conveniently located laundry room adds everyday ease to the second-floor layout, completing the upper level. Known for its beautifully landscaped streets and resort-style amenities, Portola Springs offers residents access to multiple pools, clubhouses, playgrounds, tennis courts, and sports fields all thoughtfully integrated into the natural terrain. Top-rated Irvine schools, including those within the acclaimed Irvine Unified School District, are just minutes away, along with convenient shopping and dining. This vibrant yet peaceful neighborhood perfectly balances an active lifestyle with the serene charm of nature.

Built in 2013

Essential Information

MLS® #	OC25134431
Price	\$6,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,767
Acres	0.08
Year Built	2013
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Aren Kizirian
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	173 Coyote Brush
Area	PS - Portola Springs

Subdivision	Portola Springs
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Clubhouse, Sport Court, Pool, Spa/Hot Tub, Tennis Court(s), Pickleball
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues, Pool, See Remarks
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	24 Hour Security

Exterior

Lot Description	ZeroToOneUnitAcre, Garden
-----------------	---------------------------

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Furnished, Bedroom on Main Level, Loft, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	June 15th, 2025
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 2:41am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.