

# \$4,000 - 140 Almador, Irvine

MLS® #OC25137840

**\$4,000**

3 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential Lease on 0 Acres

Las Palmas (LP), Irvine,

Welcome to this beautiful three-bedroom, 2.5 bath townhouse in the highly desirable community of Las Palmas in Westpark. This open floor plan features cathedral ceilings, a spacious and remodeled kitchen, and a cozy living room with a fireplace. The complete kitchen remodel features quartz countertops, backsplash, custom cabinets, and new appliances. The home downstairs features wood plank porcelain floors, plus a large sliding door leading to a large enclosed patio for entertaining, dining, or relaxing. All the bedrooms are upstairs and feature high ceilings, dual-pane windows, and new carpet. The master bedroom is a suite with a double vanity in the bathroom and sliding mirrored doors with plenty of closet space. The other two bedrooms are large and share a fully remodeled bathroom. The property faces west and has a two-car garage with a driveway for two additional parking spaces. Located less than 3 miles from John Wayne Airport (SNA) and zoned for nationally acclaimed University High School. Near UCI. Enjoy association pools, spas, barbecues, tennis and basketball courts, lavish greenbelts, and walking paths - no Mello Roos. You won't want to miss this opportunity! No Pets!



Built in 1989

## Essential Information

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Price	\$4,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	1989
Type	Residential Lease
Sub-Type	Townhouse
Style	Spanish
Status	Closed
Listing Agent	Gene Turley
Listing Office	Coldwell Banker Realty

## Community Information

Address	140 Almador
Area	WP - Westpark
Subdivision	Las Palmas (LP)
City	Irvine
County	Orange
Zip Code	92614

## Amenities

Amenities	Barbecue, Maintenance Front Yard, Pool, Spa/Hot Tub
Utilities	Association Dues, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	Park/Greenbelt
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Sprinklers In Rear, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Screens, Skylight(s)
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Primary Suite, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Gas Range, Gas Water Heater, Microwave, Range Hood, Water Heater
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Culverdale/Westpark
Middle	Southlake
High	University

## Additional Information

Date Listed	June 19th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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