

# \$2,888,000 - 72 Shade Tree, Irvine

MLS® #OC25139457

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## \$2,888,000

3 Bedroom, 3.00 Bathroom, 2,438 sqft  
Residential on 1 Acres

Canyon's Edge (CYNE), Irvine,

Discover sophisticated living in this elegant two-story residence nestled in the intimate gated enclave of Canyon's Edge. This exceptional 2-bedroom plus den and bonus room, 2.5-bathroom home offers an impressive 2,438 square feet and can easily be converted to a 3-bedroom configuration, including the rare advantage of a downstairs second master suite—a true haven for flexible living. The entire residence is impeccably appointed and showcases designer upgrades throughout, presenting as an exquisite model home with no detail overlooked. The heart of this distinguished home showcases a chef-inspired gourmet kitchen adorned with elegant rich custom cabinetry, premier granite countertops, and professional-grade stainless steel appliances including built-in wine storage—perfect for the culinary enthusiast. Beautiful hardwood flooring flows seamlessly throughout the main living areas, enhancing the home's sophisticated ambiance. The upper level reveals a magnificent master sanctuary featuring a spa-like ensuite bathroom with a stunning freestanding soaking tub, spacious walk-in shower, dual vanities with granite countertops, and custom built-in storage solutions providing luxurious accommodations and exceptional functionality. The master suite also includes a private retreat area, creating versatile space for a home office, reading nook, or personal sanctuary. Step outside to discover an extraordinary private oasis situated on a tranquil cul-de-sac, where the



meticulously manicured landscape creates an exceptionally quiet and private entertainer's backyard featuring a built-in barbecue and seating area, generous dining space, inviting outdoor fire pit, relaxing fountain, and gorgeous hillside views framed by mature trees that evoke a serene park-like setting perfect for both peaceful relaxation and elegant entertaining. This immaculate turnkey estate is located in an exclusive community of just 80 distinguished residences, offering access to a resort-style community pool and spa, within walking distance to award-winning Vista Verde K-8, moments from nationally ranked University High School and UCI, convenient access to pristine Bommer Canyon hiking trails, verdant parks, and premier recreational facilities, with enviable proximity to world-class shopping at South Coast Plaza and Fashion Island, California's most coveted beaches, and effortless access to the 73 and 405 freeways, embodying the quintessence of luxury, comfort, and convenience.

Built in 2003

### **Essential Information**

MLS® #	OC25139457
Price	\$2,888,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,438
Acres	1.47
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joele Romeo
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	72 Shade Tree
Area	TRG - Turtle Ridge
Subdivision	Canyon's Edge (CYNE)
City	Irvine
County	Orange
Zip Code	92603

## Amenities

Amenities	Controlled Access, Pool, Spa/Hot Tub, Trail(s), Barbecue, Maintenance Front Yard
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
# of Garages	2
View	Hills, Meadow
Has Pool	Yes
Pool	Community, Association
Security	Gated Community

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Landscaped, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, Insulated Windows, Plantation Shutters, Screens
Roof	Spanish Tile
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, Quartz Counters, Walk-In Pantry, Walk-In Closet(s), High Ceilings, Pantry, Recessed Lighting
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Double Oven, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Vista Verde
Middle	Vista Verde
High	University

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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