

# \$2,399,999 - 54 Sycamore Bend, Irvine

MLS® #OC25149959

**\$2,399,999**

4 Bedroom, 3.00 Bathroom, 2,734 sqft

Residential on 0 Acres

MULBERRY (CVMUL), Irvine,

No Neighbor Behind! This Beautiful and Highly Desirable residence is situated in the premium location within Cypress Village, no neighbors in the back offering more privacy for family living, This Impressive Mulberry Plan 2 Offers 4 Spacious Bedrooms, 1 outdoor separate casita/gym which can be 5th Bedroom, a downstairs office and an upstairs loft/study area. Dramatic 10" Ceilings makes this Spectacular Home Bright and Airy.

Finely Maple Wood Flooring throughout the First Floor. Next to the Dining Room is a Cozy Den which can be Play Room/Office; the Conservatory Area Adjacent to the Great Room Extends the Main Floor Living Space. The Chef Inspired Gourmet Kitchen Features Stainless Steel Appliances, Caesarstone Counters and Backsplash, Walk-in Pantry. Brand New upgrade Carpet at 2nd Floor. A Study/Desk Area. The Luxurious Master Suite Features Romantic French Doors, Custom Walk-in Closet and Spa-like Bathroom with Quartz Countertops. Glass Shower Enclosure and Soaking Tub. Large Laundry Room with a Separate Individual Storage Space for Your Convenience. The Backyard with Fruit Trees Makes This Professionally Landscaped Yard fit for Relaxation and Entertaining. The 2-car garage has an EV Charging outlet. Other Upgrades Include Water Softener Machine, Water Filter System and Plantation Shutters. Walking distance to the Gold Ribbon Cypress Village Elementary School and Jeffrey Trail Middle



School, while located in a quiet and secluded location avoiding all school traffic, steps away from Olympic-sized swimming pool, spas, and parks and minutes away from Grocery stores, Restaurants, Great Park, Shopping Centers and 5 Freeway. Solar Owned.

Built in 2013

## Essential Information

MLS® #	OC25149959
Price	\$2,399,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,734
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michelle Krenzke
Listing Office	Surterre Properties Inc

## Community Information

Address	54 Sycamore Bend
Area	CV - Cypress Village
Subdivision	MULBERRY (CVMUL)
City	Irvine
County	Orange
Zip Code	92620

## Amenities

Amenities	Playground, Pool, Clubhouse, Outdoor Cooking Area, Picnic Area, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Water Available

Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, Door-Multi, Driveway
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, Door-Multi, Driveway
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)

## Exterior

Lot Description	Close to Clubhouse, Greenbelt, Sprinkler System, Yard
Windows	Roller Shields, Shutters

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Open Floorplan, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Granite Counters, Loft, Pantry, Recessed Lighting, Workshop
Appliances	Convection Oven, Dishwasher, Disposal, Microwave, Gas Cooktop, Trash Compactor, Vented Exhaust Fan, Water Purifier, Water Softener
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Cypress
Middle	Jeffrey Trail
High	Irvine

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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