

\$1,478,000 - 13651 Espirit Way, Irvine

MLS® #OC25159646

\$1,478,000

4 Bedroom, 2.00 Bathroom, 1,700 sqft
Residential on 0 Acres

Racquet Club (RC), Irvine,

LAST CALL. SOLD AS-IS. Home to be delisted on 8/20. Rare and THE only single-story 4-bedroom home on the market in Northwood without HOA, without Mello Roos and top rated schools in Northwood!! Conveniently nestled in the Racquet Club with extra long driveway, deep, oversized double garage! Easy access to I5, Culver, close to new Tokyo Central Irvine, Mitsuwa, Ralphs supermarkets, CVS, Trader Joes, shopping, fine dining and only minutes stroll to the Racquet Club Park, David Sills Lower Peters Canyon Park, and Brywood Park! Coming home you will be greeted by a grand vaulted ceiling with gorgeous exposed beams with ballroom-style chandeliers, a completely renovated space with new dual-pane windows, doors, and flooring throughout the home. A recently renovated kitchen with quartz counters, waterfall island over white shaker cabinetries accented by 2 elegant drop lights. Premium kitchen appliances, Insink instant hot water dispenser are also included! 3 year-old furnace, AC, ducting and Nest thermostat to assure you & yours a pleasant and comfortable Summer! Beautiful double vanities in both bathrooms. Two skylights are added to provide an abundant amount of natural light! A long driveway and deep garage provide more than enough parking for 5 cars with POSSIBLE RV PARKING conversion through the side gate - IN IRVINE?? COME ON! A gorgeous deck in the front provides a space for relaxation, leisure or cater private events &



BBQs. Got tons of Reindeers or scarecrows?
This front yard is enough to fill ALL of your holiday decors and more! 2 year old artificial turf in the back, garage door, utility sink, finished garage with high end side-mounted motor, which gives you super high ceiling height, painted back & side yard, oversized walk-in closet in guest bedroom and the list goes on. Top rated Irvine schools 8/9/9!
Home is priced to sell! Come create your own memories in this home today!

Built in 1970

Essential Information

MLS® #	OC25159646
Price	\$1,478,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	0.15
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Lin
Listing Office	John Lin, Broker

Community Information

Address	13651 Espirit Way
Area	NW - Northwood
Subdivision	Racquet Club (RC)
City	Irvine
County	Orange
Zip Code	92620

Amenities

Amenities	Picnic Area, Playground, Tennis Court(s)
Parking Spaces	2

Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
Windows	Double Pane Windows, Blinds, Drapes

Interior

Interior	Laminate, Tile
Interior Features	High Ceilings, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Disposal, Gas Range, Ice Maker, Electric Range, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
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Additional Information

Date Listed	July 16th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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