

# **\$4,000 - 196 Cherrybrook Lane, Irvine**

MLS® #OC25162722

**\$4,000**

2 Bedroom, 3.00 Bathroom, 1,166 sqft

Residential Lease on 14 Acres

Cobblestone (COBB), Irvine,

Perfect! Perfect! Perfect! Such a rare find! This charming single-family residence has a prime quiet Oak Creek Location. The totally detached home backs gorgeous Royal Oak Park, Pool, Pickle Ball and Tennis Courts (but don't worry- far enough away to be very quiet.) The home is upgraded throughout with stainless steel appliances: 5 burner gas range, Frigidaire French Door refrigerator, dishwasher, microwave, and shiny chrome accessories. One of many the highlights is a beautifully landscaped backyard and stone patio backing a quiet green belt. Golden hardwood floors are found on the main floor with light, low pile patterned carpeting on the stairway and in the bedrooms. The home is light and bright with high ceilings, exceptionally large windows and a sensational floor to ceiling window on the staircase. Absolutely Turnkey! Each of the bedrooms has an en suite bath with tub and shower. The Primary bedroom has a ceiling fan and view of the park! The Primary Bath features double sinks, a new contemporary light fixture, tile floors, a window, shower over the tub and chrome accessories. Storage cabinets with room for a desk are found at the top of the stairs. The immaculate garage has an epoxy floor and washer, dryer and water heater with cabinets. There is a 220V outlet in the garage that an electric car can plug into. There are only 3 neighbors on this private cul de sac. Cobblestone in Oakcreek is one of Irvine's most attractive European style communities



ideally located right between the 405 and 5 freeways, near The Oakcreek Shopping Center with premier Gelsons grocery store, Orange Theory Gym, a food court with Coffee Bean and Tea (Starbucks is just across the street at The Alton Shopping Center), Pollo Locco, and many other shops and restaurants.

You are just down the street from the Spectrum Entertainment District, Hoag and Kaiser Medical Centers and to Irvine's incredible schools, parks, pools, tennis and pickleball courts. UCI is just a quick bike ride away. You are surrounded by wonderful hiking trails in Quail Hill and Turtle Rock. The Irvine Schools are among the best in the County and State. Go to [www.greatschools.com](http://www.greatschools.com) and learn more!

Built in 1999

## Essential Information

MLS® #	OC25162722
Price	\$4,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	13.59
Year Built	1999
Type	Residential Lease
Sub-Type	Single Family Residence
Style	French/Provincial
Status	Closed
Listing Agent	Amy Farrell-caves
Listing Office	Amy Farrell Caves, Broker

## Community Information

Address	196 Cherrybrook Lane
Area	OC - Oak Creek

Subdivision	Cobblestone (COBB)
City	Irvine
County	Orange
Zip Code	92618

## Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Pickleball
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Association Dues, Gardener, Phone Connected, Underground Utilities
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Community, Fenced, Association, Heated, Lap
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters, Lighting
Lot Description	Cul-De-Sac, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Near Park, Near Public Transit, Rectangular Lot, Walkstreet, Level, Zero Lot Line
Windows	Screens, Shutters
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Cathedral Ceiling(s), Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Ice Maker, Water To Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Gas, Gas Starter, Living Room
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Elementary	Oakcreek
Middle	Lakeside
High	Woodbridge

## Additional Information

Date Listed	July 18th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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