

\$1,088,000 - 45 Tangerine, Irvine

MLS® #OC25167814

\$1,088,000

3 Bedroom, 2.00 Bathroom, 1,478 sqft
Residential on 0 Acres

Patio Homes (OT) (PH), Irvine,

Welcome to this beautifully upgraded single-family home in the desirable Orange Tree neighborhood of Irvine!! Boasting dual master suites; one on the main level and one upstairs—this versatile floor plan is ideal for multi-generational living or hosting guests. Step through the custom double-panel entry door into a warm and inviting space featuring a comfortable living room, open dining area, main-floor primary suite, and a remodeled kitchen with a breakfast bar and nook. The open-concept kitchen showcases granite countertops, glass-front cabinets, and stainless-steel appliances including a double oven, dishwasher, microwave, refrigerator, wine cooler, and water purifier.

Upstairs, youâ€™™ll find a second primary suite and a third bedroom—both with access to a shared private balcony, perfect for enjoying a quiet morning coffee or a peaceful evening breeze.

The main-level primary bathroom features new fixtures, while the upstairs suite boasts a travertine-surround shower, recessed lighting, and a new vanity mirror and lighting.

The home is tastefully upgraded throughout with tile flooring downstairs, wood laminate flooring upstairs, crown molding, baseboards, and decorative interior columns that add character and charm. Recent improvements include fresh interior and exterior paint, recessed lighting, new light fixtures, ceiling fan, new window coverings, and updated exterior lighting in both the front and back.



Additional highlights include a 2-car attached garage with fresh paint, new epoxy flooring, and custom built-in cabinetry. The new landscaped front yard features a drip irrigation system, a gated side area perfect for RV or third-car parking, and a gated storage space. Enjoy access to fantastic community amenities just a short walk away, including 2 pools, jacuzzi, clubhouse, fitness center, lighted tennis and pickleball court, and playground. With low HOA dues of \$228/month, no Mello Roos, and a location within walking distance to Irvine Valley College, with easy access to UCI, the 5, and 405 Freeways, this is a rare opportunity to own a move-in-ready home in the heart of Irvine!

Built in 1976

Essential Information

MLS® #	OC25167814
Price	\$1,088,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Affie Setoodeh
Listing Office	CENTURY 21 Affiliated

Community Information

Address	45 Tangerine
Area	OT - Orangetree
Subdivision	Patio Homes (OT) (PH)
City	Irvine
County	Orange

Zip Code 92618

Amenities

Amenities Billiard Room, Clubhouse, Fitness Center, Maintenance Front Yard, Pets Allowed, Pickleball, Playground, Pool, Spa/Hot Tub, Tennis Court(s)

Parking Spaces 2

Parking Direct Access, Garage, Garage Faces Rear, Side By Side

of Garages 2

Garages Direct Access, Garage, Garage Faces Rear, Side By Side

View None

Has Pool Yes

Pool Association

Exterior

Lot Description Front Yard, Sprinklers In Front, Zero Lot Line

Windows Double Pane Windows, Roller Shields, Screens

Interior

Interior Tile, Wood

Interior Features Balcony, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Crown Molding, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Disposal, Double Oven, Gas Range, Microwave, Range Hood, Water Heater, Water Purifier

Heating Central

Cooling Central Air

Fireplaces None

of Stories 2

Stories Two

School Information

District Irvine Unified

Elementary Eastshore

Middle Lake Side

High Woodbridge

Additional Information

Date Listed June 29th, 2025

Days on Market 95

Short Sale N

RE / Bank Owned N

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