

\$2,298,000 - 17692 Cassia Tree Lane, Irvine

MLS® #OC25168073

\$2,298,000

4 Bedroom, 3.00 Bathroom, 2,462 sqft
Residential on 0 Acres

Parkside - Deane (PD), Irvine,

Don't miss this exceptional opportunity to own a rare Candlewood Alternative floor plan in the highly sought-after Parkside tract of University Park, Irvine. Ideally located on quiet Cassia Tree Lane, this beautifully upgraded 4-bedroom, 3-bathroom single-family home offers 2,462 square feet of well-designed living space with thoughtful features throughout.

The flexible layout includes a main-level bedroom and bathroom with glossy white tile walk-in shower, ideal for multi-generational living, guests, or everyday convenience. The formal living room impresses with soaring two-story ceilings, abundant natural light, and a warm, open feel that flows into the dining and kitchen areas.

The gourmet kitchen features custom White Oak cabinetry, quartz countertops, Z Line appliances (oven, microwave, dishwasher), and a custom-built pantry with a frosted glass door—combining style with functionality for today's modern lifestyle. Other highlights include 100% waterproof SPC flooring in Provenza European Oak finish, dual-pane vinyl windows, fresh interior paint in crisp white with Cascade Beige trim, recessed lighting, ceiling fans in nearly every bedroom, and a skylight in the family room.

Upstairs, the oversized primary suite includes a large private balcony, updated sliding wardrobe doors, and a fully remodeled



en-suite with quartz counters, Cascade Beige vanities, new tile flooring, and stylish taupe tone tile shower walls.

Additional upgrades include a tiled fireplace with white Festival accent wall, Mediterranean Mist tile entryway, newly installed Pinky™s aluminum front door, French patio doors, and fresh landscaping with new sod, irrigation, and plantings in both front and rear yards. The laundry room is conveniently located downstairs between the hallway and the attached 2-car garage, enhancing everyday practicality. A newer HVAC system and updated ductwork provide year-round comfort.

This home is just a 3-minute walk to Dave Robbins Park, offering a pool, spa, tennis courts, playground, and picnic areas. It's also within the award-winning University High School boundary, and only minutes to UCI, John Wayne Airport (SNA), and Newport Beach. Residents enjoy walkability to two local shopping centers, adding even more convenience to this unbeatable location.

This is a chance to own a highly upgraded home with a unique and versatile layout in one of Irvine's most desirable communities.

Built in 1974

Essential Information

MLS® #	OC25168073
Price	\$2,298,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,462
Acres	0.10
Year Built	1974
Type	Residential

Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Behn Borhani
Listing Office	Keller Williams Realty Irvine

Community Information

Address	17692 Cassia Tree Lane
Area	UP - University Park
Subdivision	Parkside - Deane (PD)
City	Irvine
County	Orange
Zip Code	92612

Amenities

Amenities	Maintenance Grounds, Barbecue, Clubhouse, Management, Outdoor Cooking Area, Picnic Area, Playground, Pool, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	2
Parking	Direct Access, Garage, Door-Single, Side By Side
# of Garages	2
Garages	Direct Access, Garage, Door-Single, Side By Side
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Glass, Stucco
Lot Description	ZeroToOneUnitAcre, Front Yard, Flag Lot, Lawn, Yard, Zero Lot Line
Windows	Double Pane Windows
Roof	Spanish Tile
Construction	Glass, Stucco
Foundation	Slab

Interior

Interior	Vinyl, See Remarks
Interior Features	Balcony, Breakfast Area, High Ceilings, Recessed Lighting, Bedroom on Main

	Level, Primary Suite, Breakfast Bar, Ceiling Fan(s), Coffered Ceiling(s), Pantry, Quartz Counters, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Self Cleaning Oven, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	University Park
Middle	Rancho San Joaquin
High	University

Additional Information

Date Listed	July 23rd, 2025
Days on Market	60
Short Sale	N
RE / Bank Owned	N

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