

\$2,959,790 - 114 Drumbeat, Irvine

MLS® #OC25182871

\$2,959,790

4 Bedroom, 5.00 Bathroom, 3,365 sqft
Residential on 0 Acres

Cielo at Portola Springs Village, Irvine,

Highly desirable Portola Springs 3,365 sq. ft. single family residence available! This beautiful 2-story home features an open concept floorplan, 20ft ceiling height in great room and large backyard. Downstairs features stylish Kitchen with wolf stainless steel appliances and large island with seating. Great Room opens to Dining and Kitchen, guest bedroom with private bath and powder room completes the downstairs. Upstairs is the grand Primary suite with large bathroom and huge closet, two more bedrooms, loft and laundry. The charming Portola Springs community features several Jr. Olympic pools, wading pools, parks with shade structures, tot lots, BBQâ€™s and picnic areas, basketball, volleyball, tennis, and pickleball courts, walking trails and playgrounds. The Portola Springs Community Park has a Community Center, lighted softball and soccer fields and more all with an HOA of less than \$200/month! Fantastic Irvine location is close to shopping, dining, freeways, recreation and excellent schools.



Built in 2025

Essential Information

MLS® #	OC25182871
Price	\$2,959,790
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,365
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cesi Pagano
Listing Office	Keller Williams Realty

Community Information

Address	114 Drumbeat
Area	PS - Portola Springs
Subdivision	Cielo at Portola Springs Village
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Clubhouse, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Call for Rules, Outdoor Cooking Area, Pets Allowed, Pickleball, Picnic Area, Sport Court, Trail(s)
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved
View	Mountain(s), Neighborhood, Hills
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Fire Detection System

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Yard, Close to Clubhouse, Near

	Park, Sprinklers On Side
Windows	Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Loft, Pantry, Quartz Counters, Storage, Two Story Ceilings, Unfurnished, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Convection Oven, Exhaust Fan, Gas Oven, Hot Water Circulator, Range Hood, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Heat Pump, Whole House Fan, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Middle	Jeffrey Trail
High	Portola

Additional Information

Date Listed	August 13th, 2025
Days on Market	51
Short Sale	N
RE / Bank Owned	N

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