

# \$3,300 - 306 Birch Grove, Irvine

MLS® #OC25192245

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## \$3,300

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential Lease on 0 Acres

Oak Park (OAKP), Irvine,

Fantastic carriage unit w/premium corner location. Single level over your own 2 car garage. No one above or below you. 1 BEDROOM + DEN (2nd bedroom currently open as a Den w/no door or closet. will not be closed off), 2 Full Baths, Open & Bright floorplan w/great room & dining room open to all white kitchen w/center island. ALL NEW STAINLESS STEEL APPLIANCES BEING INSTALLED SEPT.5 INCL REFRIGERATOR, MICROWAVE, DISHWASHER & RANGE. Cathedral ceilings, all laminate wood floors & 5" baseboards throughout, New Interior Paint. Sunny master suite w/ceiling fan, walk-in closet, custom closet organizers & large bath w/roman tub, custom cabinets in garage for tons of added storage, Shows great. Private, Gated community w/excellent amenities including full, exercise fitness center, pool/spa & tennis courts. Walk to Gelson's shopping center. Conveniently close to Irvine Spectrum. Will consider cat or small dog as pet w/increased rent.



Built in 1999

## Essential Information

MLS® #	OC25192245
Price	\$3,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,057
Acres	0.00
Year Built	1999
Type	Residential Lease
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Vince Diproffio
Listing Office	Re/Max Premier Realty

### **Community Information**

Address	306 Birch Grove
Area	OC - Oak Creek
Subdivision	Oak Park (OAKP)
City	Irvine
County	Orange
Zip Code	92618

### **Amenities**

Amenities	Clubhouse, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Fitness Center
Utilities	Association Dues
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Has Pool	Yes
Pool	Association
Security	Gated Community

### **Exterior**

Lot Description	Corner Lot
Roof	Common Roof

### **Interior**

Interior	Laminate
Interior Features	Ceiling Fan(s), All Bedrooms Up, Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)

Appliances	Disposal, Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Irvine Unified
Elementary	Oak Creek
Middle	Lakeside
High	Woodbridge

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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