

# \$1,248,800 - 226 Greenmoor # 95, Irvine

MLS® #OC25198831

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## \$1,248,800

3 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 2 Acres

Stonegate (SG), Irvine,

Welcome to this beautifully upgraded end-unit townhouse in the highly sought-after neighborhood of Woodbridge. Spanning 1,406 square feet, with 3 bedrooms and 2.5 baths, this light-filled, two-story residence is ideally located at a quiet cul-de-sac, boasting a rare, extra-large side yard adorned with lush green foliage and fruit trees. Step inside to discover a spacious living room accented by a cozy fireplace, abundant natural light, and new fresh designer paint throughout. Downstairs features newly upgraded Luxury Vinyl floors that complement the inviting kitchen and den area, complete with new quartz countertops, new tile back splash, white shaker-style cabinets, stainless steel appliances, and recessed lighting and eat at island. Upstairs, you'll find upgraded bathrooms with newer floors, faucets, high-end roller shower/tub door enclosures as well as new neutral carpet, new ceiling fans, and new custom-ordered mirrored closet doors. Enjoy the convenience of newer windows and patio doors with dual-pane glass, enhancing energy efficiency and tranquility. This townhouse offers more than just a home; it provides a lifestyle within the resort-like amenities of Woodbridge. Residents enjoy access to two lakes with docks, two beach lagoons, over 15 swimming pools and spas, including saltwater heated pools, along with over 20 tennis courts and several pickleball courts. The community also features numerous parks with playgrounds, volleyball courts, and scenic tree-lined streets perfect for



leisurely walks. Located within the top-rated Unified Irvine School District, residents benefit from proximity to Springbrook Elementary, Lakeside Middle School, and renowned Woodbridge High School, all within walking or biking distance. Easy access to major routes such as I-405 and I-5 makes commuting a breeze, while world-class shopping, dining, beaches, UCI, and the Irvine Business Complex are just moments away. With no Mello Roos tax and one of the most central and desirable locations in Irvine, this special home offers a rare opportunity that won't last long!

Built in 1984

### **Essential Information**

MLS® #	OC25198831
Price	\$1,248,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	1.91
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Maryam Amiri
Listing Office	Redfin

### **Community Information**

Address	226 Greenmoor # 95
Area	WB - Woodbridge
Subdivision	Stonegate (SG)
City	Irvine
County	Orange

Zip Code 92614

## Amenities

Amenities Management, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Boat House, Dock, Dog Park, Fire Pit, Meeting Room, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Sauna, Trail(s)

Parking Spaces 2

Parking Garage, Garage Door Opener, Door-Single, No Driveway, Side By Side

# of Garages 2

Garages Garage, Garage Door Opener, Door-Single, No Driveway, Side By Side

View Trees/Woods

Has Pool Yes

Pool Community, Association

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Copper Plumbing, Stucco

Lot Description ZeroToOneUnitAcre, Back Yard, Sprinkler System

Windows Double Pane Windows

Roof Common Roof, Tile

Construction Copper Plumbing, Stucco

Foundation Slab

## Interior

Interior Vinyl, Wood

Interior Features Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All Bedrooms Up, Attic, Ceiling Fan(s), High Ceilings, Quartz Counters

Appliances Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Electric Range, Gas Cooktop, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room, Gas, Gas Starter

# of Stories 2

Stories Two

## School Information

District Irvine Unified

Elementary Springbrook

Middle	South Lake
High	Woodbridge

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	166
Short Sale	N
RE / Bank Owned	N

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