

\$1,799,000 - 130 Spotted Quail, Irvine

MLS® #OC25200053

\$1,799,000

3 Bedroom, 3.00 Bathroom, 2,238 sqft
Residential on 0 Acres

Portola Springs, Irvine,

Set on an elevated lot with views of a peaceful hillside, this beautifully upgraded DETACHED home in Irvine's coveted Portola Springs community combines comfort, privacy, and convenience. Featuring 3 bedrooms, 2.5 bathrooms, and 2,238 sq. ft. of light-filled living space, it offers a rare balance of modern finishes and everyday functionality. With low community density, paid-off solar panels under the favorable NEM 2.0 program, and a premium location, this home rises above new construction alternatives in the area.

Step inside to find brand-new vinyl wood flooring and freshly painted interiors that create a sleek, move-in-ready appeal. The open living and dining rooms are enhanced by dramatic floor-to-ceiling windows, including a three-sided glass wall in the dining area that allows for ample natural light and seamless backyard views. The kitchen blends style and practicality with stone countertops, white cabinetry, and direct yard access.

Upstairs, the spacious primary suite is designed for relaxation, with a walk-in closet, dual sinks, a soaking tub, and a separate shower. Two additional bedrooms share a full bathroom, and the laundry room adds everyday convenience on the same level.

The backyard is a private retreat with lush landscaping, colorful blooms, and plenty of space for both quiet relaxation and



children’s play. Energy savings come built-in with a robust solar system that often offsets utility costs entirely. Best of all, this home benefits from NEM 2.0 (Net Energy Metering), allowing homeowners to “bank” excess solar power at near-retail rates and draw on those credits when usage is higher, something no longer available under today’s NEM 3.0 structure. This advantage makes a significant long-term difference in keeping electricity bills low and predictable. The EV-ready garage with a dedicated outlet and conduit ensures future-proof convenience.

Just a short stroll to Hillcrest Neighborhood Park, residents enjoy a full-size pool, playground, putting green, and scenic trails. Award-winning Irvine schools: Loma Ridge Elementary, Jeffrey Trail Middle, and Portola High, are all within reach, along with shopping, dining, and entertainment at Woodbury Town Center and Irvine Spectrum. Easy access to Portola Parkway, Irvine Boulevard, and CA-241 connects you seamlessly to the rest of Orange County.

Built in 2022

Essential Information

MLS® #	OC25200053
Price	\$1,799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,238
Acres	0.38
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Michael Lockwood
Listing Office	eXp Realty of California, Inc.

Community Information

Address	130 Spotted Quail
Area	PS - Portola Springs
Subdivision	Portola Springs
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Sport Court, Maintenance Front Yard, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Hills
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Landscaped
Windows	ENERGY STAR Qualified Windows
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Separate/Formal Dining Room, Granite Counters, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Up
Appliances	Built-In Range, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Cooktop, Microwave, Tankless Water Heater, Vented Exhaust Fan, Water Heater
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Middle	Jeffrey Trail
High	Portola

Additional Information

Date Listed	September 3rd, 2025
Days on Market	83
Short Sale	N
RE / Bank Owned	N

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