

\$5,300 - 224 Merit, Irvine

MLS® #OC25214544

\$5,300

3 Bedroom, 3.00 Bathroom, 2,594 sqft

Residential Lease on 1 Acres

Other, Irvine,

Stunning Modern Home with Sunset Views in Rise Park just a 1 minute to the Clubhouse Pools! Welcome to this exceptionally modern detached home in the highly desirable Rise Park community of Irvineâ€™s Great Park Neighborhoods. Built by Lennar in 2022, this beautifully upgraded residence features 3 spacious bedrooms, 2.5 bathrooms, a versatile third-floor bonus loft, and a 2-car direct access garage, with 2,594 sq ft of thoughtfully designed living space. The 3rd level bonus room has a built-in murphy bed which can be used as another room. Perfectly situated just a 1-minute walk to Rise Parkâ€™s resort-style pools and parks, and a short stroll to the award-winning Portola High School, this home delivers luxury, lifestyle, and unmatched convenience for modern families. Enjoy a bright and open first-floor layout with upgraded flooring and a seamless flow between the great room, dining area, and the luxury-upgraded kitchen featuring a large quartz island, high-end stainless-steel appliances, sleek cabinetry, and a walk-in pantry. Upstairs, all bedrooms are conveniently located on the second floor. The expansive primary suite offers a peaceful retreat, complete with ample room for a sitting area, large windows for natural light, a spacious walk-in closet, and a beautifully appointed en suite bathroom. The laundry room with built-in storage is also thoughtfully positioned on this level. On the third floor, discover a huge bonus loft which is ideal as a



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media room, home office, or entertainment lounge with sliding glass doors leading to a private balcony that captures stunning sunset views and gentle breezes. The yard is professionally done, creating a clean and stylish space perfect for outdoor relaxation or gatherings. Additional highlights include: Southwest-facing living areas for beautiful natural light, Zoned to top-ranked Irvine Unified schools including Portola High, and Steps from parks, pools, trails, and community events. This turn-key home blends modern upgrades with timeless design in one of Irvine's most vibrant neighborhoods. Home can be provided furnished at an additional monthly cost.

Built in 2022

Essential Information

MLS® #	OC25214544
Price	\$5,300
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,594
Acres	0.68
Year Built	2022
Type	Residential Lease
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Martin Mania
Listing Office	Keller Williams OC Luxury Realty

Community Information

Address	224 Merit
Area	GP - Great Park
Subdivision	Other

City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Barbecue, Clubhouse, Maintenance Front Yard, Pool, Spa/Hot Tub, Sport Court
Utilities	Association Dues, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Street Level
Windows	Custom Covering(s), Plantation Shutters, Roller Shields
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Up, Balcony, Built-in Features, Quartz Counters, Unfurnished, Wired for Data
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Gas Range, Microwave, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

School Information

Additional Information

Date Listed September 10th, 2025

Days on Market 32

Short Sale N

RE / Bank Owned N

Based on information from

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