

\$2,598,000 - 19172 Sierra Maria Road, Irvine

MLS® #OC25222756

\$2,598,000

4 Bedroom, 3.00 Bathroom, 2,330 sqft
Residential on 0 Acres

Broadmoor (BM), Irvine,

WHAT ARE YOU WAITING FOR???

\$200,000 PRICE DROP. THE LOWEST PRICED 4 BEDROOM HOME IN TURTLE ROCK with a refreshed look and a bonus: a separate home office has been added to accommodate today's lifestyle needs. This tastefully renovated, 4-bedroom, 2 ½ bath residence in an unequalled location within a few blocks from the coveted neighborhood facilities and park, Turtle Rock Community Park, Shady Canyon Trail and Bommer Canyon.

Relax and entertain friends and family in the professionally-designed garden with views of Turtle Rock Community Park's towering eucalyptus trees. Enjoy tranquil views from bedrooms, kitchen and living areas and a sun-dappled secret garden adjacent to both the primary bedroom and office.

Ride your bicycles down Shady Canyon Trail through the park to Quail Hill, hike Bommer Canyon to Irvine's historic cowboy camp or over the ridge into Laguna Beach and Crystal Cove. Take a stroll to feed the ducks that frolic in Turtle Rock Creek, enjoy the playground, soccer, baseball fields, nature center and tennis courts, take up birding, pack a picnic or plan your next social event to include swimming and barbecuing at your neighborhood pool. Experience the "Turtle Rock loop", hike the surrounding hills...it's your choice!



Turtle Rock is centrally located between world class medical facilities and providers, minutes from Newport Beach, and near one of Orange County’s most beautiful roads, Shady Canyon Drive. It's close to UC Irvine and all the amenities this world class University has to offer. Top-rated schools are blocks from this beautiful home.

The home features a drought-resistant garden with dramatic landscape lighting, travertine patio and fire pit, freshly painted interiors, dual-pane windows and doors, smooth interior walls and ceilings, 4 new light enhancing Solatubes, extensive and thoughtfully designed custom cabinetry throughout, and a spectacular primary bathroom. Nothing has been overlooked in selecting the finest finishes in this tastefully remodeled home. And, this popular floor plan has been expanded to include a larger kitchen, larger primary bedroom and bathroom and a home office.

Need more reasons to see this charming home? Sierra Ridge Community Association boasts low HOA dues, no Mello-Roos taxes and a near-perfect climate. Beautiful home. Great location. Award winning schools. Location, location, location. This home checks all the boxes!

Built in 1972

Essential Information

MLS® #	OC25222756
Price	\$2,598,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,330

Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Traditional
Status	Closed
Listing Agent	Pegi Dirienzo
Listing Office	Real Broker

Community Information

Address	19172 Sierra Maria Road
Area	TR - Turtle Rock
Subdivision	Broadmoor (BM)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Garage, Oversized, Storage
# of Garages	2
Garages	Direct Access, Garage, Oversized, Storage
View	Trees/Woods
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Yard, Zero Lot Line
Windows	Bay Window(s), Double Pane Windows, Plantation Shutters, Screens
Roof	Flat, Tile

Interior

Interior	Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite
Appliances	Double Oven, Dishwasher, Electric Range, Freezer, Microwave, Refrigerator

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	Bonita Canyon
Middle	Rancho San Joaquin
High	University

Additional Information

Date Listed	September 23rd, 2025
Days on Market	43
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 10th, 2025 at 4:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.