

# \$3,118,334 - 108 Drumbeat, Irvine

MLS® #OC25238461

## \$3,118,334

4 Bedroom, 5.00 Bathroom, 3,365 sqft  
Residential on 0 Acres

Cielo at Portola Springs Village, Irvine,

Highly desirable Plan 2 at Cielo in Portola Springs 3,365 sf Single Family Residence with a 7,830 +/- square foot lot! This beautiful 2-story home features an open concept floorplan with a long driveway and large yard. Downstairs features stylish kitchen with beautiful Quartz Counters, upgraded White Cabinets, Wolf Stainless Steel appliances and large island with seating. Great Room opens to Dining and Kitchen. Includes first level guest bedroom with private bath. Upstairs is the grand primary suite with large bathroom and dual closets, two more bedrooms, loft and laundry. Over \$168,000 in upgrades which include Solar Purchase! The charming Portola Springs community features several Jr. Olympic pools, wading pools, parks with shade structures, tot lots, BBQ's, picnic areas, basketball, volleyball, tennis and pickleball courts, walking trails and playgrounds. The Portola Springs Community Park has a Community Center, lighted softball and soccer fields and more all with an HOA of less than \$200/month! Fantastic Irvine location is close to shopping, dining, freeways, recreation and excellent schools.



Built in 2025

## Essential Information

MLS® # OC25238461

Price \$3,118,334

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,365
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cesi Pagano
Listing Office	Keller Williams Realty

## Community Information

Address	108 Drumbeat
Area	PS - Portola Springs
Subdivision	Cielo at Portola Springs Village
City	Irvine
County	Orange
Zip Code	92618

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Tennis Court(s), Barbecue, Call for Rules, Outdoor Cooking Area, Pets Allowed, Pickleball, Picnic Area, Playground, Sport Court, Trail(s)
Parking Spaces	2
Parking	Garage, Garage Door Opener, Direct Access, Driveway, Paved
# of Garages	2
Garages	Garage, Garage Door Opener, Direct Access, Driveway, Paved
View	Neighborhood, Hills, Mountain(s)
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Near Park, No Landscaping, Yard

Windows	Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Eat-in Kitchen, Quartz Counters, Bedroom on Main Level, Breakfast Bar, High Ceilings, Loft, Open Floorplan, Pantry, Recessed Lighting, Storage, Two Story Ceilings, Unfurnished, Walk-In Closet(s), Walk-In Pantry
Appliances	Gas Oven, Gas Range, Convection Oven, Dishwasher, Disposal, Double Oven, Exhaust Fan, Hot Water Circulator, Microwave, Range Hood, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Heat Pump, Whole House Fan, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
Middle	Jeffrey Trail
High	Portola

## Additional Information

Date Listed	October 13th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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