

# \$2,499,000 - 116 Awning, Irvine

MLS® #OC25238487

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## \$2,499,000

3 Bedroom, 3.00 Bathroom, 2,410 sqft  
Residential on 0 Acres

Arbor at Portola Springs Village, Irvine,

PRICE REDUCED, QUICK MOVE-IN and a PREMIUM LOCATION!! Highly desirable Arbor in Portola Springs Village 2,410 SF Plan 4 single family detached available. This beautiful 2-story home features a premium hilltop location on a cul-de-sac street with no neighbor on one side and a large yard on an approximately 5,100 SF lot. This open concept downstairs floorplan features a stylish Kitchen with upgraded skinny shaker-style cabinetry and upgraded quartz counters and backsplash, JennAir stainless steel appliances and large island with seating. Great Room opens to Dining Room and Kitchen with walk-in pantry; powder bath and 2-car garage completes the downstairs. Upstairs is the spacious Primary suite and large bathroom with upgraded cabinets, counters and shower tile featuring freestanding bathtub, shower, double sinks and walk-in closet. The upstairs also features two more bedrooms, a loft and a laundry room with loads of storage. Upgraded wood and tile flooring throughout and solar panels included in purchase price, this home has over \$110,000 in optional upgrades! This amenity-rich Portola Springs community features several Jr. Olympic pools, wading pools, parks with shade structures, tot lots, BBQâ€™s and picnic areas, basketball, walking trails and playgrounds. The Portola Springs Community Park has a Community Center, lighted pickleball, softball and tennis courts, soccer fields, sand volleyball court and more all with an HOA of about \$305/month!



Fantastic Irvine location is close to shopping, dining, freeways, recreation, and excellent schools.

Built in 2025

**Essential Information**

MLS® #	OC25238487
Price	\$2,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,410
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Cesi Pagano
Listing Office	Keller Williams Realty

**Community Information**

Address	116 Awning
Area	PS - Portola Springs
Subdivision	Arbor at Portola Springs Village
City	Irvine
County	Orange
Zip Code	92618

**Amenities**

Amenities	Clubhouse, Pool, Barbecue, Call for Rules, Maintenance Front Yard, Management, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area, Playground, Recreation Room, Spa/Hot Tub, Sport Court, Tennis Court(s)
Parking Spaces	2
Parking	Garage Faces Front, Garage, Direct Access, Garage Door Opener, Paved
# of Garages	2
Garages	Garage Faces Front, Garage, Direct Access, Garage Door Opener, Paved

View	None
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Yard, Close to Clubhouse, Near Park
Windows	Double Pane Windows, Low Emissivity Windows, Screens
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Open Floorplan, Recessed Lighting, Storage, Primary Suite, Walk-In Pantry, Walk-In Closet(s), All Bedrooms Up, Breakfast Bar, High Ceilings, Loft, Pantry, Unfurnished, Wired for Data
Appliances	Dishwasher, Free-Standing Range, Microwave, Range Hood, Convection Oven, Disposal, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Zoned
Cooling	Central Air, 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	10
Short Sale	N
RE / Bank Owned	N

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