

# \$1,258,999 - 111 Desert Lotus, Irvine

MLS® #OC25240805

**\$1,258,999**

3 Bedroom, 3.00 Bathroom, 1,529 sqft  
Residential on 0 Acres

PORTOLA SPRINGS - INDIGO NEIGHBORHOOD, Irvine,

Prime Location & Highly Desirable Portola Springs Best Value 2 LEVEL TOWNHOUSE-attached, features 3 Bed & 3 Full Bath ! Convenient 2 Car Garage direct access to kitchen, front Street Parking and Guest Parking are available. Embracing Brilliant happiness & Comfort at 111 Desert Lotus, Irvine, A California Pacific Homes builder quality construction. Highly-acclaimed Irvine Unified School District.

Distinctive 2 level floor plan, High Ceiling, Integrated Outdoor Open Courtyard & a Storage Room. Impressive Main Floor Bedroom, Main Floor remodeled Full Bath, new walk-in shower. New waterproof Vinyl wood flooring on Main Floor, Fresh Interior Paint, Led Recessed Lights. Gourmet Kitchen with center Island Granite counters, soft-close deluxe satin white shakers Therma-foil cabinetry & task lightning. New Stainless Refrigerator with ice maker. Bosch Stainless 5-Burner Gas Cooktop-18,000 BTU Burner, Stainless Broan Hood, Bosch Built-in Oven, New Microwave, Stainless Bosch Dishwasher. Custom new Cellular Shade on all windows. Upper Bedroom highlighted with 2 MasterEnsuite. Brand New Designer Carpet. High Coffered Ceilings, Walk-in Closet, French Door on faux balcony in Primary Master EnSuite w/a hot tub, Clear Glass walk in Shower, Dual Sinks vanity, white shakers cabinet and a private toilet room. Secondary Master Ensuite shower over tub. Private Laundry Room on upper level. Tankless water



heater, water softener in garage. Updated Electrical Outlet & HVAC. Walking Distance to Village Square Community Park , or play tennis at nearby Greenfield Park. Enjoy a family day at Newport Beach or Laguna Beach. This home offers the best of Portola Springs living. Home is in excellent ready move in condition, where elegance meets convenience... experience the elevated lifestyle you deserve.

Irvine as a TOP city for families.

Highly-acclaimed Irvine Unified schools. Voted #1 California Best Park System. Abundance of family-friendly activities, excellent health care system. Irvine Ranked#1 in California Best City to live! Irvine Unified School District Voted #1 in 2025 Best School Districts in Orange County. 2025 Niche ranking IUSD #20 of 490 Best School Districts in California. A+ Academics Overall Niche Grade!

Built in 2016

## Essential Information

MLS® #	OC25240805
Price	\$1,258,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,529
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Polly Standridge
Listing Office	Pinnacle Realty Advisors

## Community Information

Address	111 Desert Lotus
Area	PS - Portola Springs

Subdivision PORTOLA SPRINGS - INDIGO NEIGHBORHOOD  
City Irvine  
County Orange  
Zip Code 92618

## Amenities

Amenities Clubhouse, Sport Court, Dog Park, Fitness Center, Fire Pit, Golf Course, Maintenance Grounds, Meeting Room, Meeting/Banquet/Party Room, Maintenance Front Yard, Outdoor Cooking Area, Other Courts, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Electricity, Gas

Utilities Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Parking Spaces 2

Parking Direct Access, Garage, Garage Door Opener, Guest, Off Street, Paved, Garage Faces Rear

# of Garages 2

Garages Direct Access, Garage, Garage Door Opener, Guest, Off Street, Paved, Garage Faces Rear

View Courtyard, Neighborhood

Has Pool Yes

Pool Community, Heated, In Ground, Tile, Association

## Exterior

Lot Description Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Near Park, Paved, Sprinkler System

Windows Double Pane Windows, Screens

Roof Concrete, Spanish Tile

## Interior

Interior Carpet, Vinyl, Wood

Interior Features Breakfast Bar, Coffered Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Bedroom on Main Level, Multiple Primary Suites, Primary Suite, Walk-In Closet(s)

Appliances Built-In Range, Convection Oven, Dishwasher, Gas Cooktop, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Water Softener, Tankless Water Heater, Water To Refrigerator, Water Heater

Heating Central

Cooling Central Air

Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Irvine Unified
Elementary	Portola
Middle	Jeffrey Trail
High	Portola

### **Additional Information**

Date Listed	October 15th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 25th, 2026 at 11:25am PDT. 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.