

\$3,500 - 99 Briarwood # 4, Irvine

MLS® #OC25243704

\$3,500

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential Lease on 0 Acres

Glen (WB) (GL), Irvine,

Welcome to this bright and tastefully remodeled 2-bedroom, 1.5-bathroom townhouse in the heart of Irvine's desirable Woodbridge community. With brand new dual pane windows and sliding doors, new cordless blinds, and new ceiling lights/fans as well as newly remodeled kitchen, this property offers exceptional value. As you enter this light and bright and move-in ready townhouse, you will appreciate the inviting living room with freshly painted walls, newer laminate flooring and a cozy fireplace. The large window in this room not only brings in an abundant amount of light but also provides a great view of the trees and the neighborhood. The dining room and kitchen are located at the back of the home. The kitchen has been fully remodeled with brand-new cabinets, a deep stainless-steel sink, designer backsplash, and countertop, and a new dishwasher. A pair of brand new sliding doors leads to the privately fenced patio space that is perfect for the homeowners to enjoy morning coffee, evening dinner, or other outdoor activity. A carport with space for two cars is located directly behind the patio for easy access. A laundry room adjacent to the kitchen not only hosts your washer and dryer but also provides extra storage space. The hallway between the living and dining rooms provides access to a hall closet and a half bathroom. The two spacious bedrooms and one full bathroom are located on the second floor. The primary bedroom has a walk-in closet while the second bedroom has a large



closet with new custom tri-panel sliding doors with floor-to-ceiling mirrors. Custom organizers have been installed in both closets. Conveniently located with walking distance of Eastshore Elementary school and Irvine Valley College, this home is next to the nearby park with playground, sand volleyball, basketball, swimming pool and spa. Woodbridge residents have access to all the amenities the award-winning Woodbridge Village has to offer. This includes 24 pools, 2 lakes, 2 lagoons, countless playgrounds, 22 tennis courts, and much more. Centrally located in the city of Irvine, within the nationally ranked Irvine School District, only minutes away from the University of California Irvine, South Coast Plaza, Irvine Spectrum, Fashion Island, and the beautiful Southern California beaches.

Built in 1978

Essential Information

MLS® #	OC25243704
Price	\$3,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1978
Type	Residential Lease
Sub-Type	Townhouse
Status	Closed
Listing Agent	Xuhong Mai
Listing Office	First Team Real Estate

Community Information

Address	99 Briarwood # 4
Area	WB - Woodbridge

Subdivision	Glen (WB) (GL)
City	Irvine
County	Orange
Zip Code	92604

Amenities

Amenities	Clubhouse, Sport Court, Barbecue, Pickleball, Pool, Spa/Hot Tub, Maintenance Front Yard, Sauna, Tennis Court(s)
Utilities	Association Dues, Cable Available, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Carport, Detached Carport
Garages	Carport, Detached Carport
View	Neighborhood
Has Pool	Yes
Pool	Heated, Association, Diving Board, Fenced, Lap, Salt Water

Exterior

Lot Description	Level, Rectangular Lot, Greenbelt, Near Park
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Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Convection Oven, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	Eastshore
Middle	Lakeside
High	Woodbridge

Additional Information

Date Listed	October 20th, 2025
Days on Market	12

Short Sale N

RE / Bank Owned N

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