

# **\$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

## 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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