

\$1,899,999 - 43 Conservancy, Irvine

MLS® #OC26003865

\$1,899,999

4 Bedroom, 4.00 Bathroom, 2,674 sqft
Residential on 0 Acres

Manzanita (MANZ), Irvine,

Welcome to 43 Conservancy, a refined and inviting residence that blends modern Spanish architecture with timeless elegance and everyday comfort. Filled with natural light and thoughtfully designed throughout, this detached home offers warmth, charm, and understated luxury from the moment you arrive. The main level unfolds with intention, beginning with a gracious living room and formal dining space ideal for hosting and entertaining. A private courtyard tucked just off the hall creates a serene indoor-outdoor retreat—perfect for a quiet pause or morning reflection. Toward the rear of the home, the refreshed kitchen and cozy family room, anchored by a fireplace, invite relaxed evenings and meaningful gatherings. The kitchen has been tastefully updated with white shaker cabinetry and quartz countertops, and is equipped with premium appliances including a Bertazzoni cooktop with high-BTU brass burners and Samsung WiFi-enabled stainless steel appliances. A French door opens to a quiet, private backyard designed for effortless outdoor living, while a salt-free water softener adds everyday comfort. Thoughtful modern upgrades enhance the home, including Google Nest smart lock, video doorbell, thermostats, floodlight cameras, and smoke alarms, along with touchless Legrand Adorne Wave switches, upgraded LED recessed lighting, Toto toilets, and Delta faucets. Energy efficiency is elevated with 24 high-production Qcells solar panels, plus a 220V EV-ready



outlet in the garage.

Upstairs, all bedrooms are thoughtfully arranged alongside a convenient laundry room. The primary suite is a peaceful sanctuary featuring a spa-inspired bath with tiled walk-in shower, soaking tub, and an upgraded walk-in closet. One secondary bedroom includes an en suite bath, while two additional bedrooms—one with a spacious balcony and another with a charming Juliet balcony—offer flexibility for modern living. Residents of Portola Springs enjoy resort-style amenities including Olympic and Junior Olympic pools, parks, trails, sports courts, tennis, and beach volleyball. Ideally located near Woodbury Town Center, Irvine Spectrum, Laguna Beach, and John Wayne Airport, 43 Conservancy is more than a home—it is the backdrop for your next chapter and a true expression of elevated Irvine living.

Built in 2009

Essential Information

MLS® #	OC26003865
Price	\$1,899,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,674
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Alice Schroeder
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	43 Conservancy
Area	PS - Portola Springs
Subdivision	Manzanita (MANZ)
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Pool, Barbecue, Outdoor Cooking Area, Playground, Spa/Hot Tub, Sport Court
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Association

Exterior

Exterior	Stucco
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Wood, Carpet
Interior Features	Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All Bedrooms Up, Ceiling Fan(s), Primary Suite, Quartz Counters
Appliances	Dishwasher, Gas Cooktop, Electric Oven, Microwave, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Middle	Jeffery Trail
High	Portola

Additional Information

Date Listed	January 5th, 2026
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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