

# \$2,788,000 - 54 Granite Knoll, Irvine

MLS® #OC26007256

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## \$2,788,000

4 Bedroom, 5.00 Bathroom, 2,766 sqft  
Residential on 0 Acres

Varena (OHVAR), Irvine,

Located behind the guarded gates of one of Irvine's most highly sought-after communities, Orchard Hills, this exquisitely finished 4-bedroom, 4.5-bathroom home features over \$400,000 in high-end upgrades. Enter through the front door and you are immediately greeted by an open-concept floor plan that offers everything you could desire. The living room is centered around a fireplace, making it the perfect spot for cooler nights, and flows seamlessly into the chef-inspired kitchen, the true heart of the home. No corners were cut in its design: granite countertops cover the waterfall island and full backsplash, real wood cabinetry extends to the ceiling, and top-of-the-line appliances include a six-burner KitchenAid range, stainless steel hood, dishwasher, built-in refrigerator/freezer, additional wine fridge, and a walk-in pantry. The main living space offers the ultimate indoor-outdoor experience, thanks to upgraded 90-degree sliding glass doors that open to a covered California room and private backyard with all the bells and whistles. A sunken fire pit with built-in seating, BBQ area, custom stone lighting fixture, and a professionally designed putting green are all surrounded by mature hedges, providing exceptional privacy from neighboring homes. The first floor also includes a separate dining area, powder bathroom, extra storage, and two of Irvine's most desirable features: a private home office and a downstairs bedroom with its own en-suite bathroom. Upstairs, you



are welcomed by a spacious loft, perfect for movie nights or a study area. The primary bedroom comfortably accommodates a king-size bed and overlooks the nearby park. The primary bathroom is filled with upgrades, including a soaking tub, stone countertops, upgraded tile flooring, a walk-in shower with floor-to-ceiling tile work, real wood cabinetry, a private toilet room, and dual vanities. The primary closet is fully built out to maximize storage. Two additional upstairs bedrooms each feature their own bathrooms and added closet space. The garage has also been thoughtfully upgraded with epoxy flooring and a built-in water softener system. One of the home's standout features is its location, just a one-minute walk to a nearby park and only minutes from additional parks offering pools and sport courts. All of this is set within one of Orange County's most highly sought-after school districts and just minutes from shopping, dining, entertainment, and travel conveniences.

Built in 2020

## Essential Information

MLS® #	OC26007256
Price	\$2,788,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,766
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Wyatt Hulick

Listing Office          Berkshire Hathaway HomeService

## Community Information

Address                  54 Granite Knoll  
Area                      OH - Orchard Hills  
Subdivision            Varena (OHVAR)  
City                       Irvine  
County                   Orange  
Zip Code                92602

## Amenities

Amenities                Maintenance Grounds, Management, Barbecue, Clubhouse, Controlled Access, Guard, Outdoor Cooking Area, Picnic Area, Playground, Pool, Security, Spa/Hot Tub, Sport Court, Tennis Court(s)  
Utilities                 Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected, Underground Utilities  
Parking Spaces        4  
Parking                  Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single, Driveway Up Slope From Street, On Street  
# of Garages            2  
Garages                 Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single, Driveway Up Slope From Street, On Street  
View                     Hills, Park/Greenbelt, Peek-A-Boo  
Has Pool                Yes  
Pool                      Community, Association  
Security                 Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Fire Sprinkler System, Gated with Attendant, Gated with Guard, Security System, 24 Hour Security

## Exterior

Exterior                 Drywall, Stucco  
Exterior Features     Barbecue, Fire Pit, Lighting, Rain Gutters  
Lot Description        ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Close to Clubhouse, Landscaped, Level, Near Park, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard  
Windows                Blinds, Custom Covering(s), Screens  
Roof                      Spanish Tile  
Construction          Drywall, Stucco  
Foundation             Slab, Tie Down

## Interior

Interior	Tile
Interior Features	High Ceilings, Open Floorplan, Pantry, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Breakfast Bar, Built-in Features, Eat-in Kitchen, Granite Counters, Instant Hot Water, Loft, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Barbecue, Built-In Range, Disposal, Electric Water Heater, Freezer, High Efficiency Water Heater, Hot Water Circulator, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water Softener
Heating	Fireplace(s), Natural Gas, Zoned
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, Zoned
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Tustin Unified
Elementary	Other
Middle	Orchard Hills
High	Beckman

### **Additional Information**

Date Listed	November 6th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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