

\$6,150,000 - 21 Sylvan, Irvine

MLS® #OC26015015

\$6,150,000

5 Bedroom, 5.00 Bathroom, 3,966 sqft
Residential on 0 Acres

Chaumont (CHAU), Irvine,

Sited at the end of a quiet cul-de-sac behind the prestigious gates of The Summit at Turtle Ridge, 21 Sylvan offers one of the community's most coveted settings.

Positioned atop a rarely available, ultra-private pie-shaped lot spanning more than 10,000 square feet, the home captures sweeping hillside and panoramic city light views with breathtaking sunset skies visible across the entire back of the residence, including from the primary suite's private balcony. Nearly 4,000 square feet of recently upgraded interior living space unfolds in a highly desirable floor plan featuring five bedrooms, including a main-level bedroom with a full bath, a gated driveway, and a true wraparound backyard that creates multiple outdoor zones for dining, play, and relaxing in total privacy. The primary suite is a standout, offering a generous retreat that functions as an office or flex space, plus a spa-like bath with dual vanities, a large walk-in shower, a separate walk-in wardrobe room, a fireplace, and view windows framing the hillside scenery. At the heart of the home, a professional-grade kitchen features chef's appliances, custom cabinetry, and imported Italian stone countertops, opening seamlessly to spacious living and dining areas designed for everyday comfort and effortless entertaining. The exterior is a resort-style sanctuary, featuring a sparkling pool and a fully equipped outdoor kitchen with a built-in BBQ area and covered loggia for alfresco dining. Multiple fire scenes enhance the



ambiance, including a dedicated fire pit viewing area and another fireplace built into a covered poolside lounge. Conveniently located near award-winning Vista Verde Elementary, TVT, and University High, residents also enjoy resort-style community amenities including a clubhouse, fitness center, theater room, pools, and tot lots. Homes with this exceptional combination of privacy, panoramic views, expansive lot size, and five-bedroom functionality are seldom available in Turtle Ridge.

Built in 2005

Essential Information

MLS® #	OC26015015
Price	\$6,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,966
Acres	0.25
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Watson
Listing Office	Real Broker

Community Information

Address	21 Sylvan
Area	TRG - Turtle Ridge
Subdivision	Chaumont (CHAU)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Clubhouse, Controlled Access, Guard, Recreation Room, Security
Parking Spaces	3
# of Garages	3
View	City Lights, Hills, Panoramic
Has Pool	Yes
Pool	Association, Community, Private

Exterior

Lot Description	Back Yard, Front Yard
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Interior

Interior Features	Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Walk-In Pantry
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Family Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
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Additional Information

Date Listed	January 22nd, 2026
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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