

# \$1,825,000 - 9 Sheridan, Irvine

MLS® #OC26020824

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## \$1,825,000

4 Bedroom, 2.00 Bathroom, 1,900 sqft  
Residential on 0 Acres

Shady Hollow (SH), Irvine,

LIST OF UPGRADES IS UPLOADED AS A SUPPLEMENT. Welcome to 9 Sheridan, a meticulously upgraded single-level residence located on a quiet cul-de-sac in one of Irvine's most established and desirable neighborhoods. Vaulted ceilings, recessed lighting, plantation shutters, newer windows, and a bright, open layout create a welcoming atmosphere filled with natural light. The recently remodeled kitchen features white shaker cabinetry with soft-close drawers, quartz countertops, a large center island with built-in power and charging ports, pull-out pantry shelves/drawers, a Futuro range hood, Samsung oven, reverse osmosis drinking water system, and upgraded sink and fixtures. The kitchen flows seamlessly into the family room featuring a stunning contemporary electric fireplace with a floor-to-ceiling porcelain tile surround. A larger window and expansive sliding glass doors fill the space with natural light. All bedrooms are generously sized and include ceiling fans and updated lighting. Two bedrooms feature custom built-in cabinetry/shelves with desk, ideal for a home office. The primary suite offers 3-panel mirrored wardrobe doors with ample closet space. Both bathrooms recently remodeled & showcase custom-painted vanities, stone surfaces, upgraded fixtures, modern medicine cabinets, exhaust fans, and beautifully tiled shower and bath enclosures. The primary bathroom features a walk-in shower with bench seating and custom niches. The private



backyard is a true retreat, designed for year-round enjoyment. The pool and spa were fully remodeled with new tile, travertine coping, Mini Pebble interior finish, LED color-changing lights, safety drain upgrades, and new mastic and browncoat work. The pool deck features a new CenturyStone flagstone overlay, creating a timeless outdoor entertaining space framed by mature hedges for exceptional privacy. The finished garage features epoxy flooring, extensive custom cabinetry, shelving, a utility sink, shaker cabinetry and timber countertops. Major system upgrades include a 4-ton Lennox HVAC system, Lennox Elite gas furnace, Navien tankless water heater, insulated garage ceiling, and upgraded attic access. Smart-home features include a Nest thermostat and Google Nest doorbell, while curb appeal is enhanced with shiplap detailing, a bay window, updated landscaping, and porcelain-tiled entry steps. Located near award-winning Irvine schools, parks, shopping, dining, and convenient freeway access. NO HOA & NO MELLO ROOS!

Built in 1977

## Essential Information

MLS® #	OC26020824
Price	\$1,825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,900
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Affie Setoodeh

Listing Office CENTURY 21 Affiliated

## Community Information

Address 9 Sheridan  
Area NW - Northwood  
Subdivision Shady Hollow (SH)  
City Irvine  
County Orange  
Zip Code 92620

## Amenities

Parking Spaces 2  
Parking Direct Access, Garage Faces Front, Garage  
# of Garages 2  
Garages Direct Access, Garage Faces Front, Garage  
View Pool  
Has Pool Yes  
Pool Heated, Private, Gas Heat  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description Back Yard, Front Yard  
Windows Double Pane Windows, Plantation Shutters

## Interior

Interior Tile  
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Built-in Features, High Ceilings  
Appliances Dishwasher, Disposal, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Dryer, Gas Water Heater, Water Purifier  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Family Room  
# of Stories 1  
Stories One

## School Information

District Irvine Unified

Elementary	Northwood
Middle	Sierra Vista
High	Northwood

### **Additional Information**

Date Listed	January 11th, 2026
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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