

# \$1,499,000 - 31 Hillgrass, Irvine

MLS® #PW25073561

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## \$1,499,000

2 Bedroom, 2.00 Bathroom, 1,640 sqft

Residential on 0 Acres

Highlands Garden (HG), Irvine,

Donâ€™t Miss this Incredible Opportunity to Create your Own Vision in Irvine. Rarely on Market Turtle Rock Highland Gardens, Cambria Model. Double door Entry to Soaring Ceiling, 2 Spacious Bedrooms, Office/Den(3rd Bedroom?), Primary w/ On-suite Bath, Walk in Closet, Private Patio. 2 Full Baths, Large Living Room w/ Fireplace and walkout to Brick Terraced Rear yard. Formal Dining room, Big Kitchen with Breakfast Nook, Plantation Shutters, Mirrored Closet Doors, Inside Laundry Room, 3 Patios, Brick Terraced Rear Deck with Spa(needs attention), New FAU. Walk to the Community Pool, Spa and Green Belt. Close to Top Schools, UCI, Shopping, Hiking, Biking.



Built in 1980

## Essential Information

MLS® #	PW25073561
Price	\$1,499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,640
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	David Duncan
Listing Office	Fathom Realty Group Inc.

## Community Information

Address	31 Hillgrass
Area	TR - Turtle Rock
Subdivision	Highlands Garden (HG)
City	Irvine
County	Orange
Zip Code	92603

## Amenities

Amenities	Picnic Area, Pool, Spa/Hot Tub, Barbecue, Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, One Space
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, One Space
View	Hills, Trees/Woods, Meadow
Has Pool	Yes
Pool	Community, Heated, In Ground, Association, Fenced
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Concrete
Exterior Features	Rain Gutters
Lot Description	Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinkler System
Windows	Plantation Shutters, Screens
Roof	Concrete
Construction	Stucco, Concrete
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Ceramic Counters, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Utility Room

Appliances	Double Oven, Dishwasher, Electric Range, Disposal, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Dryer, Washer, Electric Oven, Exhaust Fan, Ice Maker
Heating	Central, Fireplace(s), ENERGY STAR Qualified Equipment, High Efficiency
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Irvine Unified
Elementary	Bonita Canyon
Middle	Rancho San Joaquin
High	University

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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