

\$1,950,000 - 56 Marblehead, Irvine

MLS® #PW25104979

\$1,950,000

3 Bedroom, 3.00 Bathroom, 2,414 sqft

Residential on 0 Acres

Montecito (MNCTO), Irvine,

The moment you walk inside this spacious 2414 square foot stunning Woodbury home, you are embraced by a feeling of peaceful calm. The open concept downstairs is bathed in natural light with high ceilings and abundant windows and rich wood flooring. The large living room, dining room, kitchen and covered outdoor patio flow seamlessly together to create an inviting environment for gathering with family and friends. Ample kitchen cabinets, granite countertops, countertop seating and stainless appliances will please even the most discerning home chef. Located downstairs is an office or optional fourth bedroom. Completing the ground floor are the laundry room, powder room, and direct access to the garage. Upstairs features upgraded neutral color carpet, a spacious primary bedroom with walk-in closet and luxurious en-suite bathroom, and two additional large bedrooms and full bathroom. The downstairs theme of high ceilings and large windows with plantation shutters creates a cohesive design aesthetic throughout the home. The home includes a solar energy system installed in 2023, which generates enough power for net zero energy savings and potential additional savings and is grandfathered under NEM 2.0, which provides the homeowner with greater financial benefit than a new system installed now. The garage features an epoxy garage floor, storage rack, tankless water heater and water softener.

The Woodbury community is renowned for its



award winning schools, well-maintained homes and a multitude of activities for its residents, reflecting a strong sense of community. Mature landscaping graces the walkable pathways to enjoy recreational amenities such as 14 community parks, three pools, tennis, pickleball, basketball and sand volleyball courts. Adjacent to this property is the 3.5 mile Jeffrey Open Space Trail which provides a beautiful backdrop for a vigorous workout, dog walking, playing catch or just strolling while communing with nature. The City of Irvine has been identified as the Best City to Live In by Orange County Register readers and the safest big city in America for the 15th year in a row. Irvine also offers an abundance of restaurants, shops, first-class public education and a park system that is fourth in the Country according to the Trust for Public Land. Freeway access to areas throughout Southern California and nearby beaches makes Irvine a most desirable place to live.

Built in 2011

Essential Information

MLS® #	PW25104979
Price	\$1,950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,414
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Barbara Messick
Listing Office	Seven Gables Real Estate

Community Information

Address	56 Marblehead
Area	WD - Woodbury
Subdivision	Montecito (MNCTO)
City	Irvine
County	Orange
Zip Code	92620

Amenities

Amenities	Clubhouse, Maintenance Grounds, Barbecue, Picnic Area, Playground, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s), Other Courts, Outdoor Cooking Area, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage Faces Front, Garage, On Street, Direct Access, Door-Single, Driveway Level, Garage Door Opener
# of Garages	2
Garages	Garage Faces Front, Garage, On Street, Direct Access, Door-Single, Driveway Level, Garage Door Opener
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior Features	Rain Gutters, Brick Driveway
Lot Description	Sprinkler System
Windows	Double Pane Windows, Screens, Plantation Shutters
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, Primary Suite, Walk-In Closet(s), Eat-in Kitchen
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Tankless Water Heater, Dryer, Washer, Electric Oven, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
Elementary	Woodbury
Middle	Jeffrey Trail
High	Portola

Additional Information

Date Listed	February 23rd, 2025
Days on Market	65
Short Sale	N
RE / Bank Owned	N

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