

\$2,000,000 - 45 Colonial, Irvine

MLS® #PW25122786

\$2,000,000

4 Bedroom, 3.00 Bathroom, 3,029 sqft

Residential on 0 Acres

Other, Irvine,

Welcome to this stunning 4-bedroom, 3-bathroom home offering 3,029 sqft of spacious living on a 7,600 sqft lot in the heart of Irvine. From the moment you approach the picturesque exterior, you're greeted by a large wooden double-door entry that opens to soaring vaulted ceilings, abundant natural light, plantation shutters, recessed lighting, elegant crown molding, and oversized baseboards. Just off the entry, you'll find a sunken formal living room, leading up to a formal dining room—perfect for hosting guests. The expansive kitchen features granite countertops, a bay window overlooking the yard, a walk-in pantry, and ample lighting. Adjacent to the kitchen is a breakfast area that has immediate access to a covered patio. Across from the kitchen is a cozy family room with an ornate fireplace and more backyard access. Downstairs includes a versatile office with built-in desk cabinetry, chair rail, and a ceiling fan—easily convertible into a fifth bedroom. Upstairs you'll find all four spacious bedrooms and a large bonus room with vaulted ceilings. The luxurious master suite boasts cathedral ceilings, a ceiling fan, built-in bookshelves, a private sitting area with a cozy fireplace, and an ensuite bath featuring dual sinks, a separate soaking tub, shower, and ceiling fan. Step outside to a backyard built for entertaining and relaxation. Enjoy a covered patio, a built-in barbecue, and a massive side



yard featuring a sparkling pool and spa. This home blends elegant design with functional living, all in a highly desirable Irvine location.

Built in 1980

Essential Information

MLS® #	PW25122786
Price	\$2,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,029
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Aaron Zapata
Listing Office	Real Broker

Community Information

Address	45 Colonial
Area	NW - Northwood
Subdivision	Other
City	Irvine
County	Orange
Zip Code	92620

Amenities

Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Street Level, Yard, Cul-De-Sac, Greenbelt, Landscaped, Level
Windows	Double Pane Windows, Plantation Shutters, Bay Window(s), Skylight(s)
Foundation	Slab

Interior

Interior	Tile, Carpet
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Two Story Ceilings, Primary Suite, All Bedrooms Up, Crown Molding, Eat-in Kitchen, Sunken Living Room
Appliances	Dishwasher, Electric Oven, Refrigerator, Disposal, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Irvine Unified
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Additional Information

Date Listed	June 4th, 2025
Days on Market	117
Short Sale	N
RE / Bank Owned	N

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