

\$6,988,000 - 25 Village Way, Irvine

MLS® #PW25147145

\$6,988,000

5 Bedroom, 6.00 Bathroom, 4,620 sqft
Residential on 0 Acres

Amberhill (AMBH), Irvine,

Tucked away in the sophisticated and prestigious guard-gated community of Amberhill at Turtle Ridge, sitting on a single loaded street, this stunning estate offers an exceptional blend of privacy, elegance, and comfort. Enjoy sweeping city light and ocean views from both the backyard and the primary suite with retreat area and a balcony, creating a picturesque backdrop to this beautifully enhanced residence. Featuring a main floor office and five expansive en-suite bedrooms including a main floor bedroom. This home is thoughtfully designed for both everyday luxury and grand entertaining. A spacious three-car garage adds to its convenience and functionality. Step inside to discover timeless details and upscale finishes throughout—from custom built-ins, built-in speakers and elegant crown molding to a chef-inspired kitchen equipped with professional-grade appliances and an add on secondary kitchen. Three fireplaces lend warmth and character to multiple gathering spaces. Positioned on a meticulously maintained approximately 9,100-square-foot lot, the outdoor setting is a private resort-style retreat. Enjoy a sparkling pool, spa, built-in BBQ, and outdoor bar—ideal for both relaxation and entertaining under the stars, all while taking in the serene ocean and city vistas. Amenities include pools and spas, a clubhouse, cabanas, playgrounds, and walking trails.



Built in 2004

Essential Information

MLS® #	PW25147145
Price	\$6,988,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,620
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shala Emdadi
Listing Office	Real Estate Legends USA

Community Information

Address	25 Village Way
Area	TRG - Turtle Ridge
Subdivision	Amberhill (AMBH)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub
Parking Spaces	3
Parking	Driveway, Direct Access, Garage
# of Garages	3
Garages	Driveway, Direct Access, Garage
View	City Lights, Ocean
Has Pool	Yes
Pool	Association, Private
Security	Gated with Guard

Exterior

Lot Description	Back Yard, Front Yard
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Interior

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

School Information

District	Irvine Unified
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Additional Information

Date Listed	July 1st, 2025
Days on Market	141
Short Sale	N
RE / Bank Owned	N

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