

# \$899,900 - 18310 Iris Lane, Yorba Linda

MLS® #PW25174792

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## \$899,900

2 Bedroom, 3.00 Bathroom, 1,483 sqft  
Residential on 6 Acres

Primrose at Loma Vista, Yorba Linda,

Welcome to Primrose at Loma Vista by Lennar Homes; FIRST TIME ON THE MARKET this beautiful home is located in a prime location in one of the most desirable communities in Yorba Linda that includes resort style pool and spa, enhanced connectivity to Bastanchury road, playgrounds, bbq and picnic areas for residents. The sought after "Most Popular Plan 2", is a spacious three-story home offering one of the most functional and popular floor plans available with AMAZING natural lighting, 2 bedrooms + loft (great for working at home or bonus), 2.5 bathrooms and a 2-car garage. This beautiful 1,483 sq. ft. end unit townhome features open living areas with center island and balcony off the great room and Lennar Homes' "Everything Included" program with upgrades throughout. This home Wi-Fi certified Smart Home, allows for many devices to connect; it has three routers, one for every level. Smart Home features are found throughout including automated "Quiet Cool" whole house fan and kitchen stove. It also includes a tankless water heater, water softener, LED overhead lighting, pre-wiring for ceiling fans, Smart door lock and a Ring Doorbell. This is the perfect place to create lasting family memories. The home is located in the award-winning Placentia Yorba Linda Unified School District and the state-of-the-art Yorba Linda High School serve this attendance area and features NO MELLO ROOS. Freeways, shopping, recreation, theaters and



entertainment just a few minutes away.  
Lenner homes has built a charging station  
ready to hook up in the garage for your  
convenience.

Built in 2020

### Essential Information

MLS® #	PW25174792
Price	\$899,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	5.50
Year Built	2020
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Molly Kurzbard
Listing Office	T.N.G. Real Estate Consultants

### Community Information

Address	18310 Iris Lane
Area	85 - Yorba Linda
Subdivision	Primrose at Loma Vista
City	Yorba Linda
County	Orange
Zip Code	92886

### Amenities

Amenities	Barbecue, Playground, Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener
# of Garages	2

Garages	Door-Multi, Garage, Garage Door Opener
View	Park/Greenbelt, Pool
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Corner Lot, Near Park, Street Level
Windows	Custom Covering(s), Double Pane Windows, ENERGY STAR Qualified Windows
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Granite Counters, Multiple Staircases, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Data, All Bedrooms Up, Loft, Walk-In Closet(s)
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Electric Range, Disposal, Gas Range, Ice Maker, Microwave, Water Softener, Tankless Water Heater, Water To Refrigerator, Water Heater
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment, Whole House Fan
Fireplaces	None
# of Stories	3
Stories	Three Or More

## School Information

District	Placentia-Yorba Linda Unified
High	Yorba Linda

## Additional Information

Date Listed	August 8th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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