

\$1,275,000 - 37 Dogwood S, Irvine

MLS® #PW25214572

\$1,275,000

2 Bedroom, 2.00 Bathroom, 1,224 sqft
Residential on 0 Acres

Terrace (TR), Irvine,

Tucked away as the sole available home on the desirable greenbelt, this charming residence in The Terraces offers a unique opportunity for tranquil living. Step inside to a home that feels brand new, with a freshly painted interior, new baseboards, and no popcorn ceilings to be found. Natural light streams in through updated Milgard dual-pane windows, which come with a transferable warranty for peace of mind.

The entire home features beautiful new waterproof laminate flooring, creating a seamless and stylish flow from room to room. The kitchen and bathrooms have been completely transformed with elegant new quartz countertops, offering a sleek and modern feel. In the primary bath, you'll find a brand-new tiled shower, while both bathrooms feature newer toilets for a crisp, clean look. Comfort is key in this home. The newer HVAC system ensures year-round comfort, and the bedrooms are outfitted with stylish plantation shutters with valances. The primary bedroom is a true retreat with a large walk-in closet, a new ceiling fan, and a privacy shade. The kitchen boasts wooden blinds and recessed lighting, which extends to the primary vanity area, adding a sophisticated touch.

Practicality meets convenience as the refrigerator, washer, and dryer are all included in the sale. The secondary bedroom has mirrored wardrobe doors, and the garage offers a generous amount of storage space. Potential to add a loft for more space as many



units in tract have done.

This isn't just a house; it's a meticulously cared-for home waiting for its next owner. With its prime location and thoughtful upgrades, this is an opportunity not to be missed. Imagine your mornings with a walk along lush greenbelts and scenic paths, afternoons spent with family at one of two sparkling pools or playgrounds, and an elegant Community Clubhouse. You're just moments from major freeways, making your commute a breeze. Enjoy premier shopping centers, the esteemed UCI, and the beautiful greens of Strawberry Farms Golf Course. Education is at your doorstep with the award-winning Irvine Unified School District, including the highly-rated University High School. Best of all, you can enjoy all these amenities with the peace of mind that comes with low taxes and no Mello Roos.

This is more than a location; it's the lifestyle you've been waiting for.

Buyer to verify any and all information and exercise due diligence prior to close of escrow.

Built in 1974

Essential Information

MLS® #	PW25214572
Price	\$1,275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.08
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	John Gulugian

Listing Office John Gulugian, Broker

Community Information

Address 37 Dogwood S
Area UP - University Park
Subdivision Terrace (TR)
City Irvine
County Orange
Zip Code 92612

Amenities

Amenities Clubhouse, Management, Outdoor Cooking Area, Pool, Pets Allowed, Spa/Hot Tub, Playground
Utilities Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 4
Parking Garage, Garage Door Opener, Door-Multi, Driveway
of Garages 2
Garages Garage, Garage Door Opener, Door-Multi, Driveway
View Park/Greenbelt
Has Pool Yes
Pool Community, Association
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Exterior Features Rain Gutters
Lot Description Drip Irrigation/Bubblers, Greenbelt, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows Double Pane Windows, Blinds, Custom Covering(s), Plantation Shutters
Roof Flat Tile
Construction Stucco
Foundation Permanent

Interior

Interior Laminate
Interior Features Ceiling Fan(s), High Ceilings, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Walk-In Closet(s), Bedroom on Main Level, Breakfast Bar, Main Level Primary, Primary Suite, Unfurnished
Appliances Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Dryer, Washer,

	Electric Range, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	University Park
Middle	Rancho
High	University

Additional Information

Date Listed	September 9th, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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