

# \$1,808,000 - 19 Ninos, Irvine

MLS® #PW25224294

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## \$1,808,000

4 Bedroom, 3.00 Bathroom, 2,194 sqft  
Residential on 0 Acres

Park Paseo (PS), Irvine,

Welcome to Park Paseo, one of the most desirable communities in Irvine's Northwood neighborhood! This charming enclave offers a lifestyle that perfectly blends convenience, community, and comfort.

Tucked away at the end of a quiet cul-de-sac beside a lush greenbelt, this home enjoys a prime location just steps from the scenic walking path leading to Santiago Hills Elementary, the clubhouse, tennis courts, playground, and two community pools. With no neighbors on one side, the greenbelt provides a sense of privacy and open space, perfect for kids to play, throw a ball, or enjoy the outdoors without any yard maintenance. It's the kind of neighborhood where children can safely play outside, neighbors stop to chat, and community spirit truly shines. You can also stroll or bike to nearby grocery stores, restaurants, shops, parks, and even the lake; everyday convenience right at your doorstep.

Thoughtfully updated for both comfort and efficiency, the home features new Milgard dual-pane windows, LED recessed lighting, a whole house fan, and a recently replaced HVAC system with all-new ductwork. Low-maintenance, drought-tolerant landscaping complements the HOA-maintained greenbelt, while the east-facing orientation welcomes beautiful morning light that fills the living spaces with warmth.



Double entry doors open to a sun-filled living room with soaring vaulted ceilings and tall windows. The updated kitchen features an island, Corian countertops, and overlooks the inviting family room which is complete with surround sound, custom built-ins, a gas fireplace, and a bar with wine fridge for effortless entertaining. French doors lead to the private backyard retreat with an alumawood patio cover, new stainless steel barbecue, and mature fruit trees, including avocado, tangerine, persimmon, orange, and Meyer lemon.

Upstairs, the spacious primary suite offers two closets (one walk-in), a dual-sink vanity, and a walk-in shower. Down the hall, you will find three additional generous sized bedrooms and a bright full bathroom with a convenient tub/shower combination. Additional highlights include custom cabinetry with marble countertops in the dining room and upstairs hallway for extra storage and elegance.

With its unbeatable location, thoughtful upgrades, low HOA fees, no Mello Roos, and decades of care, this Park Paseo home offers the ideal blend of lifestyle, quality, and value youâ€™ve been waiting for!

Built in 1977

**Essential Information**

MLS® #	PW25224294
Price	\$1,808,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.11

Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Stella
Listing Office	Keller Williams Realty

## Community Information

Address	19 Ninos
Area	NW - Northwood
Subdivision	Park Paseo (PS)
City	Irvine
County	Orange
Zip Code	92620

## Amenities

Amenities	Other Courts, Barbecue, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Clubhouse
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Cul-De-Sac
Windows	Double Pane Windows, Garden Window(s)

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Recessed Lighting, Solid Surface Counters, Wired for Sound, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Dry Bar, Stone Counters
Appliances	Dishwasher, Refrigerator, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Family Room, Gas
# of Stories	2
Stories	Three Or More

### **School Information**

District	Irvine Unified
Elementary	Santiago Hills
High	Northwood

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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