

\$2,150,000 - 108 Trowel, Irvine

MLS® #TR25065237

\$2,150,000

3 Bedroom, 3.00 Bathroom, 1,880 sqft
Residential on 0 Acres

N/A, Irvine,

This is the rare SINGLE LEVEL home you have been waiting for! Well maintained and TURNKEY. Highly sought Rosemont Collection 'Lotus' plan, built by K. Hovnanian is defined by its dramatic 12-foot high ceilings. Nestled in the vibrant Great Park community of Beacon Park, this single level home built in 2017 delivers a modern, open concept floor plan that effortlessly connects function and elevated living. At the heart of this home is a truly impressive kitchen with soaring 12-foot ceilings that amplify the space. A chef's kitchen with ample three level cabinets, glass front doors, massive center island, granite stone counters, deep drawers, glass tile backsplash and premium built in GE Monogram stainless steel appliances. Practical built-in buffet that's perfect for entertaining and extra storage. Continuous 12-foot ceilings grace the Great room which has wall to wall built-ins + stacked sliding doors make indoor-outdoor lifestyle a breeze. The open airy living space is warmed by an abundance of natural light. Step into the sanctuary of your primary suite complete with a spa like bath; double vanity, floor to ceiling tiled walk in shower with a frameless shower door, matching ceiling height tile work adorn the soaking tub plus a walk-in closet with built-ins. Good sized 10-foot ceiling secondary bedrooms are on the opposite side of the home. Full hall bath with ceiling height tiled shower/tub & frameless shower door. UPGRADES throughout include crown



moulding, 12" x 18" porcelain tile floors, split tilt Plantation shutters, recessed lights with dimming switches, 8-foot interior doors and ceiling fans. Full equipped laundry room. Professionally designed backyard is a peaceful oasis. California room offers a built in cooking station with a gas burner and roller sun shade. Relax to soothing sounds from the bubbling water feature. Pergola with LED lighting. Cozy built-in fire pit. Mature landscape and fruit trees along the perimeter provide extra privacy. Upgraded paver hardscape. Garage has an EV charging outlet, wall to wall storage cabinets, work station and access keypad. Great Park residents enjoy the many parks, pool/spa, community center, playground, sport courts, famed treehouse, walking/biking trails & dog park. Top rated Irvine schools. Beacon Park K-8 and Portola High. Close to shops, dining, entertainment, medical centers & freeways/toll roads. Don't miss this opportunity!

Built in 2017

Essential Information

MLS® #	TR25065237
Price	\$2,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ellen Bae
Listing Office	Homequest Real Estate

Community Information

Address	108 Trowel
Area	GP - Great Park
Subdivision	N/A
City	Irvine
County	Orange
Zip Code	92618

Amenities

Amenities	Clubhouse, Dog Park, Meeting Room, Picnic Area, Playground, Pool, Barbecue, Call for Rules, Fire Pit, Maintenance Grounds, Other Courts, Outdoor Cooking Area, Spa/Hot Tub, Sport Court, Trail(s)
Parking Spaces	2
Parking	Garage Faces Front, Garage, Garage Door Opener, Door-Multi, Electric Vehicle Charging Station(s), Storage
# of Garages	2
Garages	Garage Faces Front, Garage, Garage Door Opener, Door-Multi, Electric Vehicle Charging Station(s), Storage
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Drip Irrigation/Bubblers, Sprinkler System, Back Yard, Close to Clubhouse, Front Yard
Windows	Custom Covering(s), Double Pane Windows, Drapes, Plantation Shutters, Roller Shields, Screens
Roof	Tile
Foundation	Slab

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Block Walls, Built-in Features, Cathedral Ceiling(s), Crown Molding, Granite Counters, Main Level Primary, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage, Tray Ceiling(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Double

Oven, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Freezer, Gas Cooktop, Range Hood, Tankless Water Heater, Washer, Water Heater, Water To Refrigerator

Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Irvine Unified
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Additional Information

Date Listed	March 25th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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