

# \$2,200,000 - 106 Trowel, Irvine

MLS® #TR25166821

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## \$2,200,000

4 Bedroom, 4.00 Bathroom, 2,615 sqft

Residential on 0 Acres

other, Irvine,

Welcome to 106 Trowel, Irvine – a beautifully appointed 4-bedroom, 4-bathroom residence nestled in the highly sought-after Great Park community. Ideally located on a quiet street, this home offers a well-designed layout featuring a convenient main-floor bedroom and full bath, perfect for guests or multi-generational living. The open-concept living space showcases soaring 10-foot ceilings, a gourmet kitchen with a walk-in pantry, and a flexible bonus area ideal for a home office or study nook. The elegant primary suite boasts a spacious walk-in closet, separate shower, and relaxing soaking tub. Generously sized secondary bedrooms provide plenty of space for all. Enjoy California living in the expansive backyard with a covered patio, lush landscaping, and mature vegetation – perfect for entertaining or quiet retreat. Located near top-rated Irvine schools and offering access to premier HOA amenities including pools, parks, a clubhouse, dog park, and hiking trails. This home offers the perfect blend of comfort, convenience, and community.



Built in 2017

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | TR25166821  |
| Price    | \$2,200,000 |
| Bedrooms | 4           |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,615                   |
| Acres          | 0.11                    |
| Year Built     | 2017                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Shumin Wu               |
| Listing Office | AG One Realty Inc.      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 106 Trowel      |
| Area        | GP - Great Park |
| Subdivision | other           |
| City        | Irvine          |
| County      | Orange          |
| Zip Code    | 92618           |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Clubhouse, Dog Park, Barbecue, Playground, Pool, Spa/Hot Tub, Picnic Area |
| Parking Spaces | 2                                                                         |
| # of Garages   | 2                                                                         |
| View           | Neighborhood                                                              |
| Has Pool       | Yes                                                                       |
| Pool           | Community, Association                                                    |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Bedroom on Main Level, Walk-In Closet(s), Loft, Primary Suite, Walk-In Pantry |
| Cooling           | Central Air                                                                   |
| Fireplaces        | None                                                                          |
| # of Stories      | 2                                                                             |
| Stories           | Two                                                                           |

### School Information

|          |                |
|----------|----------------|
| District | Irvine Unified |
|----------|----------------|

**Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 24th, 2025 |
| Days on Market  | 8               |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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