

# **\$1,398,000 - 89 Overbrook, Irvine**

MLS® #WS25164730

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## **\$1,398,000**

3 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0 Acres

N/A, Irvine,

Gorgeous Private Two Story " Cambria" Plan 1, in the heart of Stonegate Village in Irvine! This beautifully updated home features 3 bedrooms, 2.5 bathrooms, offering 1,533 sq. ft. of decadent interior indulgence! The home offers uncommon experiences at every turn including its Luxury Vinyl Plank Flooring, Custom interior Paint, White Shake Door Cabinetry, and LED Recessed Lighting! Chef-inspired gourmet kitchen with Granite Countertops, Backsplash, Expansive Kitchen Island, and Full Stainless Steel Appliance Package! Water filter system installed. Modern upgrades and inviting, open floor plan. The spacious great room seamlessly connects the kitchen, dining area, and family room, perfect for entertaining. Upstairs, you'll find a loft /office, a convenient laundry room, and Jack-and-Jill bathroom share with another bedroom. The primary suite features dual sinks, a walk-in shower, and a walk-in closet. Recent updates include brand-new high-quality flooring throughout and fresh neutral interior paint, giving the home a light and airy feel. Additional features include recessed lighting, custom window shades, and a professionally landscaped, low-maintenance backyard. Enjoy resort-style amenities: clubhouses, junior Olympic pools, basketball and tennis courts, parks, tot lots, BBQ areas, and more. Located in the award-winning Irvine School District, this home is zoned for Stonegate Elementary (within walking distance) and Northwood High School, and is



close to Woodbury Town Center, Northwood Town Center, the Irvine Spectrum, and Great Park. Don't miss this incredible opportunity to own this home in one of Irvine's most desirable communities! Will go fast!

Built in 2013

### Essential Information

MLS® #	WS25164730
Price	\$1,398,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Qingying Tang
Listing Office	UNIVERSAL ELITE REALTY

### Community Information

Address	89 Overbrook
Area	STG - Stonegate
Subdivision	N/A
City	Irvine
County	Orange
Zip Code	92620

### Amenities

Amenities	Playground, Pool, Tennis Court(s), Trail(s), Barbecue, Call for Rules, Dog Park, Maintenance Front Yard, Picnic Area, Spa/Hot Tub, Sport Court
Parking Spaces	2
# of Garages	2
View	Neighborhood, None
Has Pool	Yes
Pool	Community, Association, Heated, Permits

## Interior

Interior Features	Ceiling Fan(s), All Bedrooms Up, Main Level Primary
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Irvine Unified
High	Northwood

## Additional Information

Date Listed	July 16th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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