

# \$1,455,000 - 289 Shoveler, Irvine

MLS® #WS25266646

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## \$1,455,000

4 Bedroom, 3.00 Bathroom, 2,075 sqft  
Residential on 0 Acres

Portia at Luna Park, Irvine,

Brand new and highly sought-after Residence 2 â€” PORTIA by Lennar, the most popular floor plan within Luna Park. This 2-story Traditional-style home sits on an elevated lot with a welcoming front yard, charming front porch, and a peaceful interior orientation facing a walking path, offering enhanced privacy and a tucked-away feel. Featuring 4 bedrooms, 2.5 bathrooms, approximately 2,075 sq.ft. of thoughtfully designed living space, and an exceptionally large private backyard â€”this property offers a rare combination of comfort and outdoor enjoyment. The open-concept main level seamlessly connects the living room, dining area, and gourmet kitchen, ideal for everyday living and entertaining. A versatile downstairs loft provides the perfect space for a home office or study. Expansive windows bring abundant natural light throughout, creating a bright and welcoming atmosphere. The chef-inspired kitchen includes modern stainless steel appliances, a brand-new refrigerator, white quartz countertops, white shaker cabinetry, a large island with breakfast bar seating, and a walk-in pantry. French doors lead to the oversized backyard, perfect for outdoor dining, gardening, play areas, or relaxation. A stylish powder room completes the first floor. Upstairs offers four generously sized bedrooms, including a luxurious ownerâ€™s suite with a walk-in closet and a spa-like bathroom featuring dual vanities and an oversized shower with a built-in bench.



Three additional bedrooms share a full bathroom with double sinks. Bedroom has Park View!!! A convenient upstairs laundry room with cabinetry adds ease to daily routines. Premium upgrades include upgraded wood floor throughout downstairs, upgraded Carpet and Tile upstairs, high-end window coverings, Ring Doorbell, and a PAID-OFF Solar System with Tesla Powerwall and Tesla Charger for energy efficiency and savings. The spacious 2-car garage provides extra storage. Community amenities just steps away, including pools, spa, BBQ, walking trails, and clubhouse. Located within the Saddleback Valley School District, this home also offers convenient access to the 5 & 405 freeways, with premier shopping, dining, and entertainment minutes away. LOW HOA, only \$240 per month. With its modern design, thoughtful upgrades, energy-efficient features, rare oversized backyard, and peaceful interior location, this home offers the perfect blend of comfort, style, and convenienceâ€”an outstanding opportunity within Luna Park.

Built in 2025

**Essential Information**

MLS® #	WS25266646
Price	\$1,455,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,075
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed

Listing Agent	Cindy Jie
Listing Office	Pinnacle Real Estate Group

## Community Information

Address	289 Shoveler
Area	GP - Great Park
Subdivision	Portia at Luna Park
City	Irvine
County	Orange
Zip Code	92618

## Amenities

Amenities	Clubhouse, Dog Park, Fire Pit, Maintenance Grounds, Game Room, Jogging Path, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Recreation Room, Sauna, Spa/Hot Tub, Tennis Court(s), Call for Rules
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Side By Side, Oversized
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Side By Side, Oversized
View	Park/Greenbelt
Has Pool	Yes
Pool	None, Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Brick, Concrete, Frame, Glass
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Park, Rectangular Lot
Windows	Custom Covering(s), Double Pane Windows, Screens, ENERGY STAR Qualified Windows, Roller Shields, Skylight(s)
Roof	Tile
Construction	Drywall, Stucco, Brick, Concrete, Frame, Glass
Foundation	Slab, Concrete Perimeter

## Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Up, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Brick Walls, Instant Hot Water, Track Lighting, Walk-In Pantry
Appliances	SixBurnerStove, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water Heater, Double Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Exhaust Fan, High Efficiency Water Heater, Hot Water Circulator
Heating	Central, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Saddleback Valley Unified
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### **Additional Information**

Date Listed	November 26th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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