

# \$1,525,000 - 245 Sawbuck, Irvine

MLS® #OC23013684

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## \$1,525,000

4 Bedroom, 3.00 Bathroom, 2,289 sqft  
Residential on 0 Acres

Ascent at Rise Park, Irvine,

**\$124K PRICE IMPROVEMENT FOR AN AMAZING DEAL! COME SEE THE BEST VALUE & PERFECT PLACE TO CALL HOME IN DESIRABLE AMENITIES RICH GREAT PARK NEIGHBORHOOD!!!** This

Well-Appointed newly built home sits on a prime interior location nestled in the heart of Rise Park. This Ascent Plan 1 boasts 4 bedrooms with loft, 3 bathrooms with approximately 2,289 SQFT of comfortable living space. From the moment you step inside, the great room welcomes you with 10 foot ceilings, walls of windows and a double sided enclosed yard space with California Room. The heart of the home is the impressive Gourmet Kitchen which features floor to ceiling stacked cabinets with black pulls, ample storage, quartz countertops with full backsplash, and Kitchen-Aid stainless steel appliances. The primary suite features a large walk-in closet, private covered patio/balcony and luxurious bathroom with double-sink vanity, free standing soaking tub and separate shower. Generous sized secondary bedrooms, versatile loft on second level is perfect for office or second family room, a convenient inside laundry room with utility sink, and desirable first level bedroom which is located across the hall from the full bathroom completes the home. Features include: Luxury vinyl plank flooring throughout the home with upgraded Berber carpet in guest bedrooms, 9 foot ceilings on the second level, tri-panel glass door to covered patio that flows from



the kitchen and great room, allowing a seamless integration of outdoor/indoor living great for entertaining guests. Tucked in Rise Park, a Great Park Neighborhood, owners can take advantage of all of the wonderful amenities that the Great Park Neighborhoods has to offer. Within walking distance, Rise Park amenities include built-in BBQ, playgrounds, firepits and covered deck that is perfect to host large gatherings with amazing sunset views. There are countless ways to enjoy the Great Park Neighborhoods with its miles of trails, parks of all sizes with creative features, multiple pools and the Orange County Great Park itself with a state-of-the-art Sports Complex. Located in the Award-Winning Irvine Unified School District, this home is located in the 3 newest schools in IUSD, Solis Elementary (K-6), Cadence Park (7-8), & Portola High School (9-12). The possibilities are endless when you call this home!

Built in 2023

**Additional Information**

City	Irvine
County	Orange
Zip	92618
MLS® #	OC23013684
Bedrooms	4
Bathrooms	3
Square Ft	2,289
Lot Size	0.08
Neighborhood	Ascent at Rise Park
Levels	Two
Garages	2
School District	Irvine Unified
HOA Dues	\$260
HOA Dues Freq.	Monthly

## Listing Details

Listing Agent            Stephanie Young  
Provided By:            Coldwell Banker Realty

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