

\$1,348,000 - 2 Sand, Irvine

MLS® #OC23045896

\$1,348,000

3 Bedroom, 3.00 Bathroom, 1,587 sqft
Residential on 0 Acres

Briarglen (BG), Irvine,

Located in the highly regarded Woodbridge community of Briarglen Homes, we are pleased to welcome you to 2 Sand. Located on a corner lot of a small Cul de Sac with no one behind or on one side, you will enjoy privacy and all the outstanding benefits of living in Woodbridge. Featuring 3 bedrooms, 2.5 bathrooms, vaulted ceilings, and a two-car garage, this two-story house is a great place to call home. Travertine tiles on the main level and hickory wood floors that take you upstairs - featured through the second floor, are amongst the many improvements made throughout the home. All bedrooms feature hickory floors and mirrored wardrobe doors. Bathrooms were updated with newer vanity cabinets and granite counter tops. In addition, the home's doors and windows were also updated with double-pane beveled glass and wood casings. With a newer HVAC system, and roof refurbishment, including fascias, underlay, and flashing, the house shows pride of ownership. The kitchen, with its gas range and granite tile counters opens to both a breakfast area and family room. A main level laundry room grants access to the garage which was upgraded to include a built-in sink, faucet with water softener, epoxy flooring and built-in cabinetry from Closet by Design. On the main level you will enjoy the living room's custom fireplace that provides warmth and captivating appeal. This is an entertainer's dream with formal and casual dining areas as well as a large back yard patio



and grassy area. The private backyard is poised for relaxing and entertaining under the covered patio. Pomegranate and Orange trees are featured in the yard. Woodbridge offers resort style living amenities including two lakes with sandy beaches, boating, pools, tennis, basketball, volleyball courts, playgrounds, and lovely parks. Some Amenities are fee based. Rarely on the market, this two-story home offers great location, and access to explore and enjoy all the outdoor amenities of Woodbridge and Irvine. Take advantage of the pride of ownership in this amazing home.

Built in 1984

Additional Information

City	Irvine
County	Orange
Zip	92614
MLS® #	OC23045896
Bedrooms	3
Bathrooms	3
Square Ft	1,587
Lot Size	0.08
Neighborhood	Briarglen (BG)
Levels	Two
Garages	2
School District	Irvine Unified
HOA Dues	\$130
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Flo Bullock
Provided By:	Bullock Russell RE Services

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