

# **\$750,000 - 74 Woodleaf, Irvine**

MLS® #OC23062628

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## **\$750,000**

3 Bedroom, 2.00 Bathroom, 1,284 sqft  
Residential on 0 Acres

Alders (AD), Irvine,

This renovated 3-bedroom, 2-bath, end unit condo is move-in ready! Great location facing a large greenbelt. Private gated courtyard entry. Dramatic open floor plan with large living & dining rooms separated by stunning two-sided fireplace. The kitchen features a breakfast bar, stone countertops, brushed nickel faucet, stainless-steel range/oven, microwave, dishwasher, sink & refrigerator. Windows on three sides provide ample natural light. The primary bedroom with remodeled ensuite bath features updated vanity with dual sinks, marble countertop, framed vanity mirror and updated lighting & fixtures. Set apart from the Primary bedroom are two generous sized secondary bedrooms separated by a large, updated second bath. Convenient inside laundry closet. Full size Whirlpool washer & dryer (approx. 1 yr old) are included. Energy saving Lenox FUA & AC installed in 2019. Fresh paint, wood blinds and laminate flooring complete this attractive home. One assigned carport. Guest parking is available throughout the community and street parking along Deerfield & Windjammer. This unit is located across the street from Windjammer Park & Community Pool, down the street from the South Lake Beach Club & Tennis Club. Walking distance to Meadow Park ES, South Lake MS, & Woodbridge HS. It is also a quick walk or drive to the Woodbridge Village Center that boasts restaurants, coffee shops, grocery stores and more! EZ access to 405 & 5 FRWY.

The Alders community HOA includes trash,



structure & earthquake insurance, grounds maintenance, and exterior maintenance. Woodbridge Community features resort-like amenities which include access to both North & South lakes with docks, beach lagoons, community center, 22 pools, 16 spas, 13 waders, 23 tennis courts, 4 pickleball courts, volleyball courts, horseshoe courts, Bocce Ball, Shuffleboard, a splash pad, numerous parks with play equipment, a fitness course, & much more.

Built in 1983

**Additional Information**

City	Irvine
County	Orange
Zip	92614
MLS® #	OC23062628
Bedrooms	3
Bathrooms	2
Square Ft	1,284
Lot Size	0.00
Neighborhood	Alders (AD)
Levels	One
School District	Irvine Unified
HOA Dues	\$540
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Anna Dickinson
Provided By:	Regency Real Estate Brokers

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