

# **\$1,150,000 - 31 Del Perlatto, Irvine**

MLS® #OC23075020

---

## **\$1,150,000**

2 Bedroom, 2.00 Bathroom, 1,368 sqft  
Residential on 0 Acres

Borgatta (BG), Irvine,

This home is a perfect choice for anyone looking for a spacious and comfortable living home in the highly sought after Westpark community. It features 2 bedrooms + loft that can be used as an office, a playroom, or easily converted to a third bedroom. The 2 bathrooms have been renovated with modern fixtures and tiles. The master bedroom has a walk in closet, and direct French Door access to the backyard. Master Bathroom has been re modeled with dual sinks and a large soaking tub. The secondary bedroom has ample closet space and ensuite bathroom, which has been updated with a Rain Shower and granite sink. Both bedrooms are located downstairs. The open kitchen has been updated with new cabinets, granite countertops, and all stainless steel appliances. The backyard is a dream come true, with fig trees, planter box, and a stunning view of the park. All Backyard sprinklers were replaced in 2023. Some upgrades include - Fence, Roof, HVAC and Water Heater. This is a beautiful starter home/investment home, in an excellent location, close to park, Irvine top schools, shopping and tons of dining options. Extremely low HOA and no Mello Roos!!

This home is ready to move in and enjoy!

Built in 1987

## **Additional Information**

City                      Irvine



|                 |                |
|-----------------|----------------|
| County          | Orange         |
| Zip             | 92614          |
| MLS® #          | OC23075020     |
| Bedrooms        | 2              |
| Bathrooms       | 2              |
| Square Ft       | 1,368          |
| Lot Size        | 0.09           |
| Neighborhood    | Borgatta (BG)  |
| Levels          | Two            |
| Garages         | 2              |
| School District | Irvine Unified |
| HOA Dues        | \$47           |
| HOA Dues Freq.  | Monthly        |

### **Listing Details**

|               |                               |
|---------------|-------------------------------|
| Listing Agent | Shweta Khajanchi              |
| Provided By:  | Coldwell Banker Platinum Prop |

Based on information from California Regional Multiple Listing Service, Inc. as of April 28th, 2024 at 5:15am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.