

# \$1,699,900 - 32 Christamon, Irvine

MLS® #OC24067339

---

## \$1,699,900

4 Bedroom, 3.00 Bathroom, 2,337 sqft  
Residential on 0 Acres

Park Paseo (PS), Irvine,

First time on the market in 45 years, this home exudes pride of ownership. Boasting a two-story design, it offers 4 spacious bedrooms and 2.5 bathrooms, encompassing 2,337 square feet of beautifully appointed living space. The kitchen has been tastefully remodeled with quartz countertops. The oversized formal living room flows seamlessly into the formal dining room. A spacious family room with a fireplace and built-in TV wall with shelves adds to the charm. Upstairs, you'll find 4 bedrooms, including the primary suite with a walk-in closet and a dual vanity in the primary bath. Each bedroom features a walk-in closet. Step outside to the large private backyard with raised planters and a garden area, perfect for outdoor enjoyment. The home is within walking distance to award-winning Irvine schools, including prestigious Northwood High and Santiago Hills Elementary, as well as resort-style association amenities, Hicks Canyon Trail, parks, and shopping. With a lower HOA and tax rate and no Mello-Roos, this home offering a life of comfort and convenience. More pictures coming soon!



Built in 1979

## Additional Information

City	Irvine
County	Orange
Zip	92620

MLS® #	OC24067339
Bedrooms	4
Bathrooms	3
Square Ft	2,337
Lot Size	0.11
Neighborhood	Park Paseo (PS)
Levels	Two
Garages	2
School District	Irvine Unified
HOA Dues	\$151
HOA Dues Freq.	Monthly

### **Listing Details**

Listing Agent	Jessica Zhang
Provided By:	Universal Elite Inc.

Based on information from California Regional Multiple Listing Service, Inc. as of May 18th, 2024 at 4:20pm 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.