

\$6,888,000 - 108 Clear Falls, Irvine

MLS® #TR23061226

\$6,888,000

6 Bedroom, 7.00 Bathroom, 5,381 sqft
Residential on 0 Acres

Orchard Hills, Irvine,

****Price Reduction - Motivated**

Seller**Welcome to 108 Clear Falls, a stunning single-family home in Irvine's highly sought-after community, situated in the prestigious 24hr guard-gated of "Groves of Orchard Hills". With its picturesque curb appeal and impeccable attention to detail, this home is sure to impress even the most discerning buyer. Upon entering, you are greeted by an open and airy floor plan filled with abundant natural light, boasting soaring ceilings. Hardwood flooring and recess lighting throughout. The spacious family room has a comfy fireplace, creating the perfect space for relaxation and entertainment. The adjacent generous California area with oversized stacker doors that open to the beautiful infinity water fountain, with 321 square footage added, enclosing the California room. Home theater system through the family and dining room. The gourmet kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, quartz countertops, a built-in coffee machine, a large center island with bar seating, and an amazing prep kitchen. The adjacent dining area is perfect for hosting dinner parties or enjoying casual meals with family and friends. A beautiful dual iron staircase leading to the luxurious primary suite offers a tranquil retreat with stunning views and a spa-like bathroom featuring dual vanities, a soaking tub, and a walk-in shower with a rain head shower. Four additional en-suite bedrooms on the second level and



one en-suite bedroom on the main floor. Wi-Fi package throughout indoors & outdoors. Step outside to the backyard oasis, where you will find a beautifully landscaped yard, perfect for entertaining or enjoying quiet moments in the sun. The outdoor space features an open patio, a built-in BBQ, putting green by a water wall, and an infinity water fountain, creating the perfect ambiance for year-round enjoyment. Located in one of Irvine's most desirable neighborhoods, a beautiful drive through the community of Orchard Hills, with resort-like amenities and breathtaking valley views, and is surrounded by avocado orchards. This home is just a short distance from award-winning schools, shopping, dining, and entertainment. With its unmatched beauty, superior craftsmanship, and incredible location, 108 Clear Falls is the perfect place to call home. The seller has never occupied the home.

Built in 2019

Additional Information

City	Irvine
County	Orange
Zip	92602
MLS® #	TR23061226
Bedrooms	6
Bathrooms	7
Square Ft	5,381
Lot Size	0.20
Neighborhood	Orchard Hills
Levels	Two
Garages	4
School District	Tustin Unified
HOA Dues	\$289
HOA Dues Freq.	Monthly

Listing Details

Listing Agent Alicia Chen
Provided By: Radius Agent Realty

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