

# \$7,995,000 - 17 Prairie Grass, Irvine

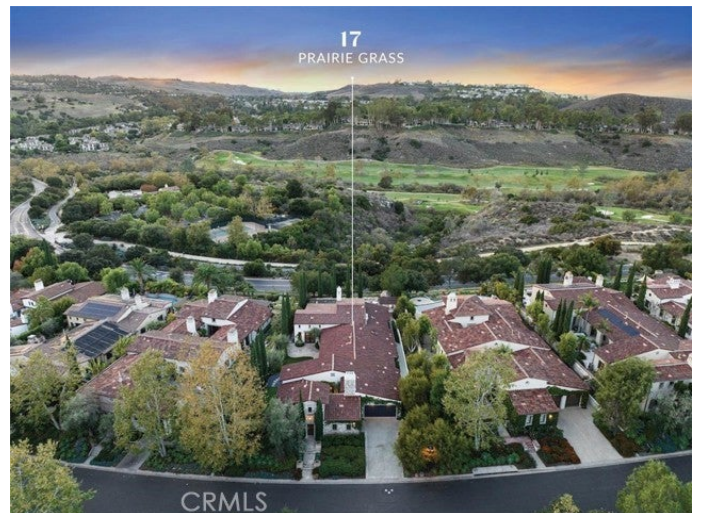
MLS® #NP23207314

**\$7,995,000**

4 Bedroom, 5.00 Bathroom, 4,355 sqft  
Residential on 0 Acres

N/A, Irvine, CA

This chic and stylish Shady Canyon Villa has been beautifully remodeled. The sought-after floor plan spans a single level with magical views as backdrop with soaring ceilings and French doors at every turn. Stroll into a private front courtyard, which is ideal for al fresco entertaining and provides direct access to the separate guest house inclusive of a bedroom, bathroom, and living room. The beautiful main residence begins with an expansive suite of rooms for entertaining - including the stunning formal dining room that opens to the courtyard and family room with built-ins, fireplace - dual sided to the breakfast nook - and gazes out through a large romantic arched window to the glimmering pool and vistas of natural beauty. For the gourmet, a large-scale kitchen suite outfitted for the avid chef includes a center island for cooking and dining, a breakfast room, all clad in white quartz, designer pendants and white cabinetry. French doors open to the rear grounds creating a seamless indoor/outdoor venue evoking a carefree lifestyle with the peaceful views of the countryside and Strawberry Farms golf course, crystal pool with spa and water features, fireplace, barbecue grill station, and covered dining area. The indulgent master suite opens to the rear grounds as well and encompasses a retreat area, dual closets, and a bath with deep soaking tub and separate shower. Not to be missed and arranged on the same wing of the home are two secondary bedroom suites, bonus room and dedicated office or library. A



three-car finished garage and laundry room  
complete this outstanding Vi

Built in 2002

**Additional Information**

City	Irvine
County	Orange
Zip	92603
MLS® #	NP23207314
Bedrooms	4
Bathrooms	5
Square Ft	4,355
Lot Size	0.35
Neighborhood	OC - IRVINE (92603)
Garages	3

**Listing Details**

Provided By: Surterre Properties Inc.

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