

# \$5,828,000 - 186 Leafy, Irvine

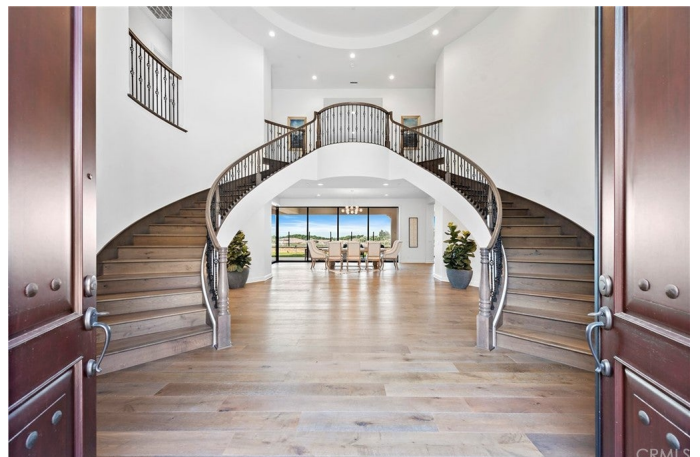
MLS® #PW21220734

## \$5,828,000

5 Bedroom, 6.00 Bathroom, 5,940 sqft  
Residential on 0.20 Acres

Other (OTHR), Irvine, CA

Located on a quiet, single loaded street and showcasing long-range views from most of the living areas, this sophisticated, completely turnkey home offers hardwood floors throughout, a main floor bedroom ensuite and a bespoke gourmet kitchen. Set across from a secluded green space/hillside on the front, and presenting unobstructed views from the back, the home proves the adage that location is everything. An impressive entry foyer with sweeping dual staircases sets the stage for the open and bright interior, which has a formal dining room with 90 degree, floor-to-ceiling glass pocket doors that retract away from view, creating a seamless connection to the outdoor living rooms. The nearby family room also has dual sets of retractable glass walls that make the backyard putting green and expansive covered patio/alfresco dining area feel like a part of the living space. Two large granite islands define the kitchen, where designer fixtures and a marble backsplash pop against custom cabinets. A built-in SubZero refrigerator and wine cooler, two dishwashers, dual Wolf ovens and a gas range add to the appeal. The versatile floor plan also includes an upper level bonus room with a private covered balcony, large secondary bedrooms and four bathrooms with marble finishes/flooring. The airy master has a separate office/retreat, a walk-in closet/dressing room, a modern soaking tub and an oversized walk-in shower. Other highlights include a large laundry room and an



attached four car epoxy finished garage.  
Exclusive to Orchard Hills at the Groves  
residents amenities includes: 24 hours staffed,  
gate-attended staff, gated, tennis courts, 2  
Junior Olympic Pool, playground area, sport  
courts, outdoor bbq, and club house.

Built in 2018

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW21220734              |
| Price          | \$5,828,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 5                       |
| Half Baths     | 1                       |
| Square Footage | 5,940                   |
| Acres          | 0.20                    |
| Year Built     | 2018                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary, Spanish   |
| Status         | Active                  |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 186 Leafy          |
| Area        | OH - Orchard Hills |
| Subdivision | Other (OTHR)       |
| City        | Irvine             |
| County      | Orange             |
| State       | CA                 |
| Zip Code    | 92602              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Sport Court, Management, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Security, Tennis Court(s) |
| Utilities      | Electricity Available, Sewer Available, Water Available   |
| Parking Spaces | 4   |

|              |   |
|--------------|---|
| Parking      | Direct Access, Driveway, Garage, Paved, On Street |
| # of Garages | 4   |
| Garages      | Direct Access, Driveway, Garage, Paved, On Street |
| View         | Catalina, City Lights, Ocean                      |
| Has Pool     | Yes   |
| Pool         | Fenced, In Ground, Association                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Stone, Wood   |
| Interior Features | Balcony, Cathedral Ceiling(s), Granite Counters, High Ceilings, Multiple Staircases, Open Floorplan, Pantry, Stone Counters, Two Story Ceilings, Wired for Data, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s) |
| Appliances        | 6 Burner Stove, Built-In Range, Convection Oven, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Tankless Water Heater, Water To Refrigerator                      |
| Heating           | Central, ENERGY STAR Qualified Equipment  |
| Cooling           | Central Air, Dual, ENERGY STAR Qualified Equipment, High Efficiency   |
| Fireplace         | Yes   |
| Fireplaces        | Decorative, Gas, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Blown-In Insulation, Stucco  |
| Exterior Features | Rain Gutters   |
| Lot Description   | 0-1 Unit/Acre, Drip Irrigation/Bubblers, Front Yard, Landscaped, Paved, Street Level, Walkstreet, Yard |
| Windows           | Double Pane Windows, ENERGY STAR Qualified Windows   |
| Roof              | Tile   |
| Construction      | Blown-In Insulation, Stucco  |
| Foundation        | Slab   |

### **School Information**

|          |                |
|----------|----------------|
| District | Tustin Unified |
| Middle   | Orchard Hills  |
| High     | Beckman        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2021 |
| Days on Market | 110               |
| HOA Fees       | 289.00            |
| HOA Fees Freq. | Monthly           |
| Leased Land    | Fee               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Nicole Vu                    |
| Listing Office | eXp Realty of California Inc |

Based on information from California Regional Multiple Listing Service, Inc. as of January 28th, 2022 at 11:50am PST. 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.