



19 WATERWAY #9

19 WATERWAY, IRVINE, CA 92614

\$1,899,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Beautifully updated home in Irvine's highly desirable Woodbridge community, offering a spacious freshly painted multi-level layout with excellent separation of living spaces. This 4-bedroom, 3-bath residence features a highly sought-after DOWNSTAIRS PRIMARY SUITE, with three secondary bedrooms upstairs, ideal for privacy and flexible living. Luxury vinyl plank flooring with upgraded baseboards runs throughout with no carpet, creating a clean, cohesive look. The living room and family room each feature a fireplace, while soaring ceilings and expansive windows bring in abundant natural light.

Garage Count: 2 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Special Program: Global Luxury,
Water: City Water

\$1,899,000



The multi-level design adds architectural interest and openness, while still providing defined spaces for everyday living and entertaining. A new HVAC unit has just been installed. The kitchen features a breakfast counter-bar, white shaker cabinetry, quartz countertops, a contrasting full backsplash, and brand new stainless steel appliances. It opens to the dining room and living area and offers ample cabinetry, counter space, and storage. An upper-level family room provides flexible use as a home office, media space, or additional lounge area. Upstairs also includes three well-proportioned bedrooms, a bathroom with dual vanities and granite countertops, and a convenient laundry closet. The downstairs primary suite offers a private setting with generous space, large windows, and an en-suite bathroom featuring dual vanities, and a soaking tub. Outdoor space includes a private deck with lagoon views and a patio cover, providing a comfortable area to relax or entertain. Additional features include a direct-access 2-car garage and good storage throughout. Woodbridge residents enjoy access to two lakes, beach lagoons, pools, parks, tennis and pickleball courts, volleyball courts, and scenic walking trails.



The home is conveniently located near Meadow Park Elementary, South Lake Middle School, and Woodbridge High School, all within the Irvine Unified School District. Nearby shopping and dining options include Woodbridge Village Center and Alton Square, offering restaurants, a movie theater, and everyday conveniences. Low tax rate and NO MELLO-ROOS.



