



**31 COLUMBUS**

IRVINE, CA 92620

**\$1,849,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMES

# 31 COLUMBUS

IRVINE, CA 92620

This beautifully upgraded home offers 2,109 sq ft of comfortable living space on a generous 5,000 sq ft lot in a prime Irvine location. Thoughtfully updated and move-in ready, it seamlessly blends modern finishes with a warm, functional layout - and best of all, there is no HOA and no Mello-Roos!. The home is within easy walking distance to the elementary school and nearby parks, making daily school runs and family outings incredibly convenient. As you enter, you're immediately drawn to the stunning kitchen featuring elegant quartz countertops and a new gas cooktop.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,849,000**



The main level also boasts fresh vinyl plank flooring throughout and a bright dining room with soaring high ceilings and a dramatic see-through fireplace. Upstairs, you'll find three generously sized bedrooms and two beautifully remodeled bathrooms, both accented with quartz countertops. The primary suite is a true retreat, complete with its own private balcony - perfect for enjoying your morning coffee or unwinding with the evening breeze. The luxurious primary bathroom features a spa-like walk-in shower with elegant marble-look tile, modern gold/brass hardware, a sleek frameless glass enclosure, and a stylish hexagonal mosaic floor. Recently upgraded, it delivers a high-end feel that's both functional and indulgent. Additional recent upgrades include a new water heater, new gas cooktop, new quartz countertops, new dishwasher, new light fixtures, and more. Outside, relax on the covered porch with durable aluminum roofing, sturdy white columns and a ceiling fan, while overlooking the beautifully landscaped backyard. This covered patio provides comfortable outdoor living rain or shine. Whether you're entertaining guests, gardening, or simply enjoying some quiet time outdoors, this private, low-maintenance yard is the truly one of the home's best features.



Combining thoughtful modern updates with an excellent Irvine location, this home is truly one you won't want to miss.



