



**55 ANDREWS**

IRVINE, CA 92618

**\$2,880,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

# 55 ANDREWS

IRVINE, CA 92618

NO MELLO ROOS! 24H GUARD GATED COMMUNITY! Welcome to 55 Andrews, a Plan 1, 4 bedroom, 4 bathroom home in the Field Tract, tucked in a private corner lot of the exclusive Lambert Ranch. All bedrooms come with its own en-suite bath, with a full bedroom suite conveniently located on the ground floor. Backing to a peaceful park, and situated conveniently nearby the Ranch House Recreation Center, this home is the perfect blend of private living and everyday convenience. Past the foyer, round arches frame the entrances to the open-concept living spaces. Natural light floods the interiors through energy-efficient glass doors and tall windows, keeping the home cool and airy even on warm days.

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

**\$2,880,000**



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A modern fireplace centers the spacious living area. The sun room is surrounded by sliding glass doors with views of nature and citrus trees. The cozy loggia is the perfect space to entertain, read or just relax around the fireplace. The loggia opens up to a wrap-around backyard with Decomposed Granite landscaping and built-in outdoor seating. Olive trees line the modern exterior, and a stone fountain provides a soothing ambiance for relaxing evenings outdoors. The living spaces flow into the chef's kitchen equipped with built-in stainless-steel appliances. An expansive half-circle island sits in the center, inviting conversation. Shaker-style wood cabinets line the entire wall through to the extended pantry. An additional walk-in pantry allows for flexible storage. The primary suite features a luxurious bathroom equipped with a soaking tub, dual vanities, and a glass walk-in shower. All additional bedrooms are spacious, equipped with their own closets and bathrooms. An upstairs laundry room and a whole house central vacuum adds convenience. Lambert Ranch offers a lifestyle of comfort and connection. Enjoy unmatched privacy, a tight-knit community, award-winning schools, scenic trails and resort-style amenities including a pool, clubhouse, parks, and playgrounds.



