



446 FALLINGSTAR

IRVINE, CA 92614

\$848,800

150 Years

JOHN D WOOD & CO.

London, Country & International Property

CRMLS

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*NEW PAINT*NEW KITCHEN * NEW FLOORING *2 BED + 2 FULL BATH * NEXT TO TOP-RATED SCHOOL *NO MELLO-ROOS* Experience elevated living in this exquisitely upgraded two-story residence, ideally situated within the prestigious Laurels community of Woodbridge. This exceptional 2-bedroom, 2-bathroom home showcases a highly coveted main-level bedroom and full bath, offering both sophistication and versatility for today's discerning homeowner. From the moment you enter, you are greeted by a light-filled interior enhanced by skylights, designer recessed lighting, new flooring, and fresh custom paint, creating a seamless blend of warmth and contemporary elegance.

Flooring: Tile,
Amenities: Tennis Courts,
Appliances: Dishwasher,
Appliances: Range / Oven,
Flooring: Laminate,
Pool Description: Hot Tub

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The fully reimagined kitchen is a true showpiece, thoughtfully appointed with modern finishes and sleek stainless steel appliances, perfect for both everyday living and stylish entertaining. The inviting living space is anchored by a charming fireplace, offering an intimate ambiance that flows effortlessly into a private, gated outdoor retreat—ideal for al fresco dining or serene relaxation. A beautifully entry porch further elevates the home's refined curb appeal. Additional enhancements include central A/C, a new water heater, and a convenient interior laundry area, ensuring both comfort and functionality. The property also features an enclosed one-car garage with additional permit parking, along with abundant guest parking. Perfectly positioned within the coveted inside loop, this home is just moments from the award-winning Springbrook Elementary School and the highly acclaimed Woodbridge school district. Enjoy a lifestyle of leisure with close proximity to lush parks, resort-style pools, and the community's iconic lakes just a short stroll away.



As a resident of Woodbridge, indulge in an unparalleled array of world-class amenities, including two scenic lakes with sandy beach lagoons, over 20 pools, premier tennis and pickleball courts, fitness trails, and an abundance of recreational offerings designed to enrich everyday living. This is more than a home—it is a statement of lifestyle, where timeless elegance meets modern comfort in one of Irvine's most sought-after communities.



