



208 ROSE ARCH

IRVINE, CA 92620

\$1,180,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

CRMLS

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IRVINE, CA 92620

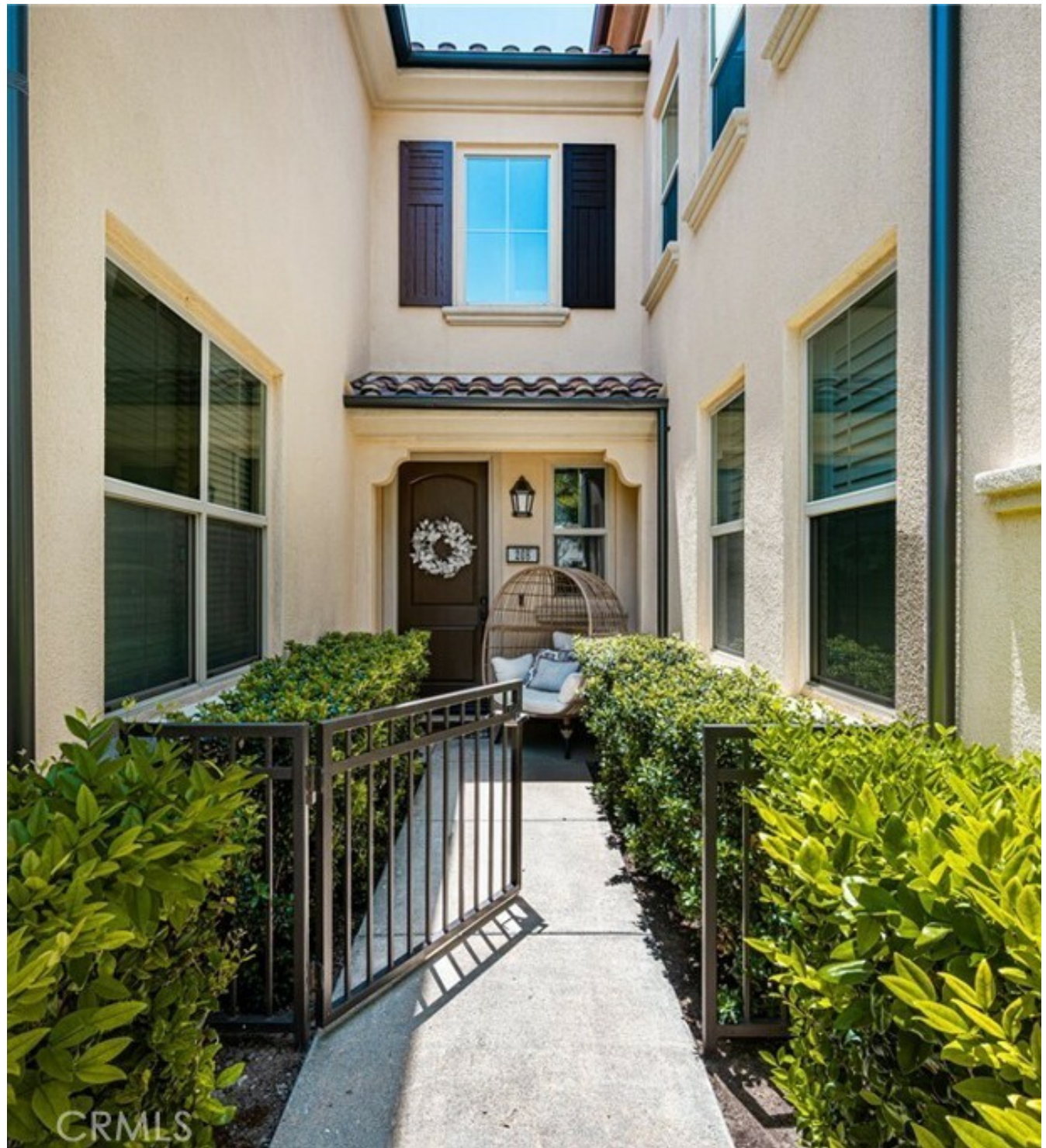
SINGLE-LEVEL LIVING WITH NO NEIGHBORS ABOVE OR BELOW! This Stunning Turnkey home in Cypress Village blends style, function, and exceptional value, ideal for first-time buyers or investors with rent comps around \$4,000 per month. Designed with a thoughtful, versatile layout, the home features an Open Floor Plan, Soaring 13-Foot Ceilings, and a full Wall of Windows that frame lush trees and open sky, creating a bright, airy feel throughout. Offering 1,414 square feet of living space, this home features two spacious bedrooms, each with its own en-suite bath, plus a convenient guest powder room.

Cooling: Central A/C,
Garage Count: 1 Car Garage,
Sewer: Public,
Water: City Water

\$1,180,000



The Chef-inspired Kitchen is a true centerpiece, showcasing crisp white cabinetry, quartz countertops, clean white subway tile backsplash, stainless steel appliances, luxury vinyl flooring, and a large center island that opens seamlessly to the Great Room and Dining Area. Just off the dining space, a generous Balcony provides the perfect setting for BBQs or relaxing while enjoying rare, tranquil green views. The Luxurious Primary Suite features 13-Foot ceilings, a walk-in closet, and a spa-like bath with dual vanities and new tile flooring. On the opposite side of the home, the Secondary Bedroom offers its own en-suite bath for added privacy. A stackable washer and dryer are conveniently located on the same level. Additional highlights include a direct-access one-car garage with overhead storage, an extra carport reserved space just outside the garage, plus ample guest parking. Low Mello-Roos and HOA further enhance the appeal. Ideally located just steps from the Cypress Village Walking Trail, which connects directly to the Jeffrey Open Space Trail, offering miles of scenic walking and biking routes. Zoned for award-winning Irvine Unified schools and within walking distance to Cypress Village Elementary.



Minutes from the upcoming Canopy Shopping Center and T&T Supermarket opening in 2026, as well as Cypress Village Town Center for everyday shopping and dining. Finding a two-bedroom home in Irvine with no upstairs or downstairs neighbors is rare, making this offering especially unique and highly desirable!



