



5252 N

**5252 BURGUNDY**

5252 BURGUNDY CIRCLE, IRVINE, CA 92604

**\$2,288,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

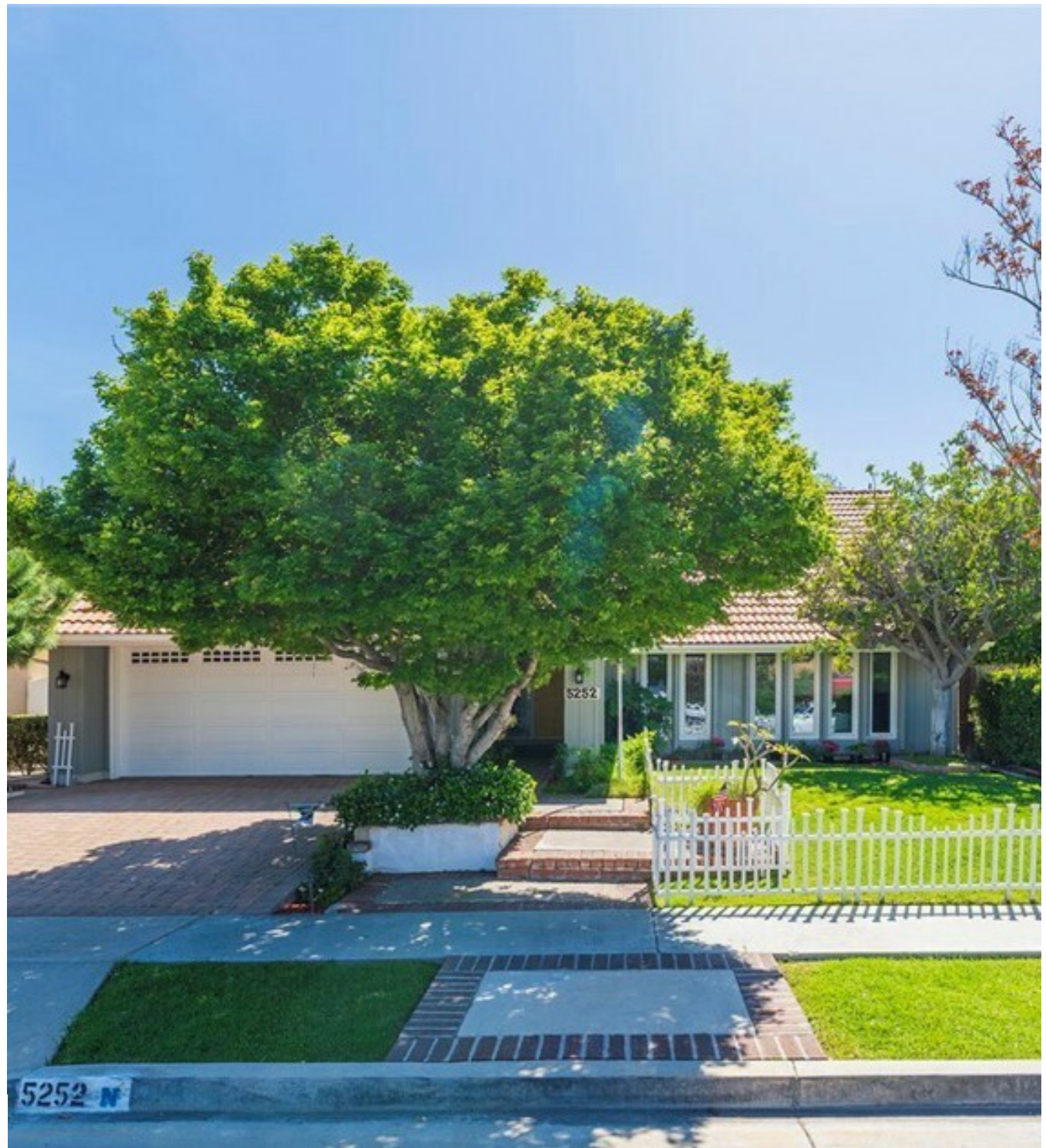
## 5252 BURGUNDY

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92604

RARE OPPORTUNITY - Premium Location, Spacious Multi-Generational Home on Premium Greenbelt Lot! Nestled on a quiet Cul-de-Sac, this Expansive 6-Bedroom residence offers the perfect blend of privacy and potential. Backing directly to a Lush Greenbelt with Private Gate Access and No Neighbors Behind, the property provides a serene retreat in a prime location. The versatile floor plan is designed for modern living. The kitchen is open to both a family room w/ Wet Bar, and a living room w/ sliding door and big windows opening onto to your private backyard oasis featuring a sparkling pool and spa with Trex decking-perfect for summer entertaining.

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

**\$2,288,000**



Enjoy the convenience of a Main Floor Primary Suite and 2 additional bedrooms. Upstairs boasts a Massive Upstairs Primary Suite, w/ Remodeled Bathroom and automatic custom skylights. There are 2 more bedrooms, and an extra loft space, as well. This flexible layout is ideal for Multi-Generational families, a dedicated In-Law Wing, or even a Potential Rental Income Opportunity. The home has Dual Laundry hook ups upstairs and downstairs, for ultimate convenience. Significant high-ticket upgrades have already been completed, including a Newer HVAC system, New Flat Roof w/ fully Owned Solar Panels for maximum energy efficiency. Inside, the home is light, bright, and incredibly spacious. While the "heavy lifting" of systems and infrastructure is done, this home is a blank canvas waiting for your cosmetic vision. The exterior of the home was recently painted with high end ceramic paint complete with 25 Year Warranty, along with newer Anlin Windows installed. This well-maintained and loved property has endless possibilities to make it your dream home. Come enjoy all that Irvine has to offer, Distinguished Schools, Parks, Shopping, Dining and Easy Freeway Access.



