# Residential For Sale

4,196 Sqft - 6 Montia, Irvine, California, 92620









#### Basic Details

| Status:                   | Active                     |  |
|---------------------------|----------------------------|--|
| Listing Type:             | For Sale                   |  |
| Property Type:            | Residential                |  |
| Property<br>SubType:      | Single Family<br>Residence |  |
| Price:                    | \$3,588,000                |  |
| Price Per Square<br>Foot: | \$855                      |  |
| Square Footage:           | 4,196 Sqft                 |  |
| Lot Area:                 | 0.21 Sqft                  |  |
| Year Built:               | 1999                       |  |
| View:                     | Mountain(s)                |  |
| Bedrooms:                 | 5                          |  |
| Bathrooms:                | 5                          |  |
| Bathrooms<br>(Full):      | 4                          |  |
| Bathrooms (1/2):          | 1                          |  |
| Country:                  | US                         |  |
| State:                    | California                 |  |
| County:                   | Orange                     |  |
| City:                     | Irvine                     |  |
| Zipcode:                  | 92620                      |  |
| Listing ID:               | OC25182576                 |  |
|                           |                            |  |

#### Features

| $\sqrt{}$ | View:                  | Park/greenbelt   |
|-----------|------------------------|--|
| Asso      | ciation:               | 1  |
| Senio     | or<br>munity:          | 0  |
| $\sqrt{}$ | Common Walls:          | No Common Walls  |
| Stori     | es:                    | 2  |
| $\sqrt{}$ | Community<br>Features: | Sidewalks, Street Lights,<br>Curbs, Biking   |
| $\sqrt{}$ | Pool:                  | Association, Community   |
| $\sqrt{}$ | Amenities:             | Pool, Spa/hot Tub, Tennis<br>Court(s), Barbecue,<br>Outdoor Cooking Area,<br>Picnic Area, Playground,<br>Sport Court, Security |
| Attac     | chedGarage             | 1  |
| $\sqrt{}$ | Parking:               | 4.00   |
| $\sqrt{}$ | Parking:               | Garage - Two Door,<br>Tandem Garage,<br>Driveway Level, Street,<br>Garage Faces Front  |
| Spa:      |                        | 1  |
| $\sqrt{}$ | Fireplace:             | Gas, Living room, Family room  |
| $\sqrt{}$ | Lot Features:          | Back Yard, Front Yard,<br>Cul-de-sac, Park Nearby,<br>Sprinkler System,  |

|                          | Landscaped, Level With<br>Street  |
|--------------------------|---|
| √ Fence:                 | Block   |
| √ Security:              | Carbon monoxide<br>detector(s), Smoke<br>Detector(s)  |
| √ Patio:                 | Concrete, Stone   |
| Entry Level:             | 1   |
| √ Laundry:               | Individual Room, Inside   |
| √ Room Type:             | Family Room, Living<br>Room, Kitchen, Laundry,<br>Main Floor Bedroom,<br>Jack & Jill, Bonus Room,<br>Primary Bathroom,<br>Primary Bedroom |
| √ Roofing:               | Tile, Concrete  |
| √ Flooring:              | Carpet, Tile  |
| √ Window Features:       | Double Pane Windows,<br>Plantation Shutters,<br>Blinds, Shutters, Drapes  |
| √ Entry Location         |   |
| √ Spa Construction:      | Community, Association  |
| √ Property Condition:    | Turnkey   |
| √ Foundation Details:    | Slab  |
| √ Interior Features:     | Built-in Features, High<br>Ceilings, Open Floorplan,<br>Recessed Lighting,<br>Balcony, Ceiling Fan(s),<br>Storage, Quartz Counters        |
| Main Level<br>Bathrooms: | 2   |
| Main Level<br>Bedrooms:  | 1   |
| √ Heating System:        | Forced air  |
| ✓ Cooling System:        | Central Air   |
| √ Utilities:             | Sewer Connected, Water<br>Connected, Electricity<br>Connected, Natural Gas<br>Connected   |



### MLS Addon

Levels:

| Association Fee Frequency:      | Monthly   |
|---------------------------------|---|
| Parcel Number:                  | 53061109  |
| Lot Size Square<br>Feet:        | 9,240   |
| √ Exclusions:                   | All Staging   |
| TaxAnnualAmou<br>nt:            | <b>\$0</b>  |
| Association Fee<br>2:           | <b>\$65</b>   |
| Association Fee:                | \$315   |
| Association Fee<br>2 Frequency: | Monthly   |
| √ RoomKitchenFeatu res:         | Kitchen Island,<br>Remodeled Kitchen  |
| √ RoomBathroomFeat ures:        | Shower, Bathtub, Soaking Tub, Shower In Tub, Double Sinks In Bath(s), Tile Counters, Double Sinks In Primary Bath |
| Garage Spaces:                  | 4   |
| High School:                    | Northwood   |
| High School 2:                  | Northw  |
| Middle Or Junior<br>School:     | Sierra Vista  |
| Elementary<br>School:           | Canyon View   |
| High School<br>District:        | Irvine Unified  |
|                                 |   |

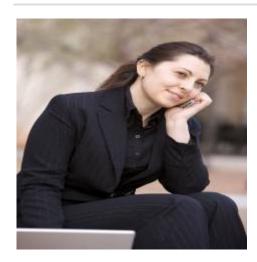
Two

| Taxe         | S:                             | <b>\$0</b> |  |
|--------------|--------------------------------|------------|--|
| Gues<br>SqFt | st House<br>:                  | 0          |  |
| Appr         | ox Lot SqFt:                   | 0          |  |
| $\sqrt{}$    | Special Listing<br>Conditions: | Standard   |  |

Dining Room, Breakfast Nook, Separated

## Agent Info

√ EatingArea:



Rina Maya

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