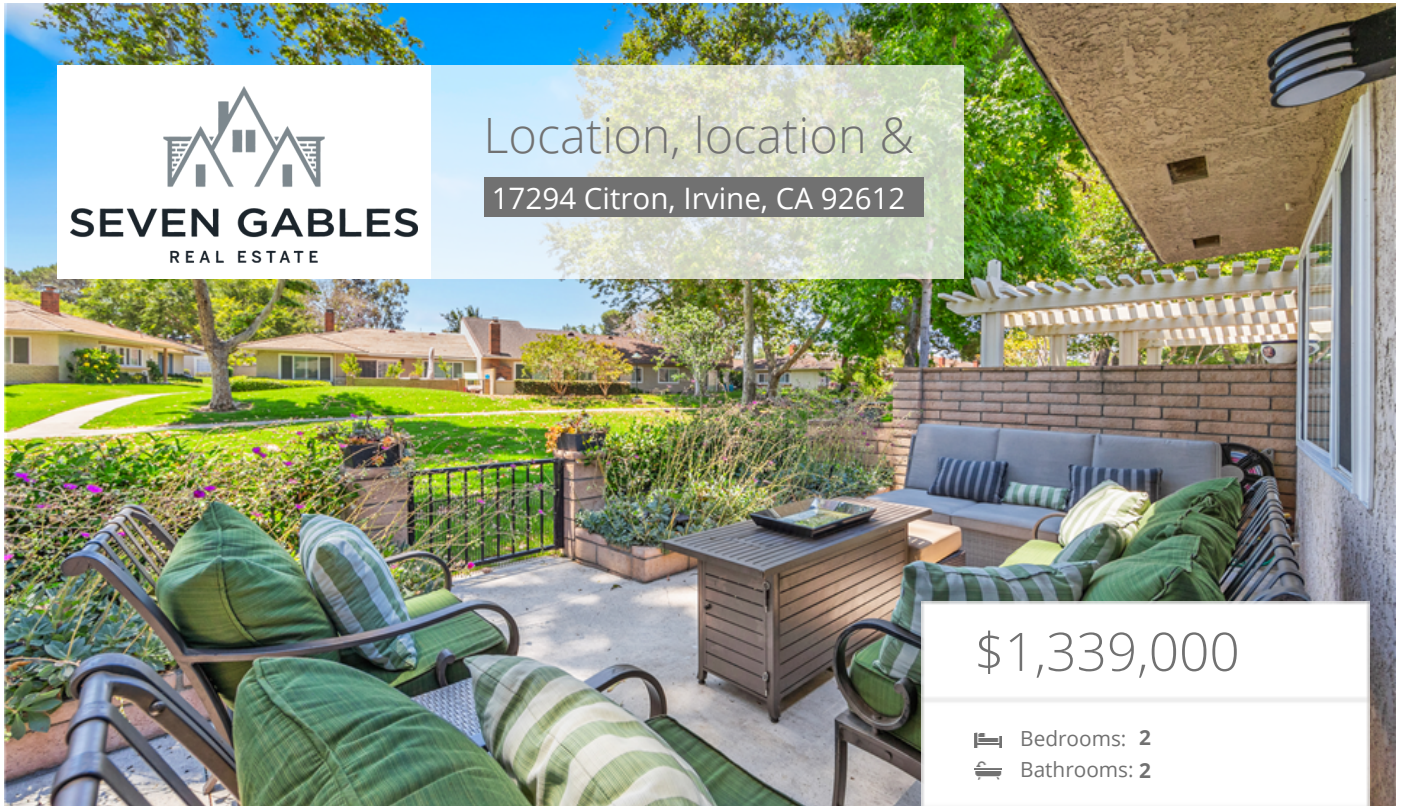




Location, location &
17294 Citron, Irvine, CA 92612



\$1,339,000

🛏 Bedrooms: 2
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 1,224 sq ft
- Lot Size: 3,080 sq ft

Property Description

Discover a truly turnkey, single-level home with no interior stairs, perfectly situated in a prime interior location along a serene greenbelt within Irvine's highly sought-after University Park Terrace. This thoughtfully renovated residence combines privacy, natural views, and sophisticated comfort in one exceptional package. The open-concept layout is bright and airy, with vaulted ceilings and seamless indoor-outdoor flow to a private patio overlooking lush greenery—perfect for entertaining or relaxing in tranquility. Every detail has been meticulously updated, including a newer roof, newer living room skylight, dual-pane windows, and a stylish stone fireplace, along with a newer HVAC system with air conditioning for year-round comfort. The custom kitchen is equipped with quartz countertops, upgraded cabinetry, and top-of-the-line appliances, including a dishwasher, microwave, convection oven, cooktop, and fridge-freezer. Both bathrooms have been luxuriously remodeled with modern cabinetry, granite counters, and spacious walk-in showers. Additional highlights include plantation shutters throughout, custom closets in the guest room and hallway, a tankless water heater, full PEX re-pipe, walk-in attic with pull-down stairs, newer laminate flooring, a solar-ready electrical panel, and EV charging capability. Positioned in a vibrant community, the home enjoys access to extensive greenbelts, multiple pools, sports courts, playgrounds, picnic and barbecue areas, and a welcoming clubhouse. The location offers easy access to top-rated schools, premier shopping, dining, and entertainment, and is just minutes from UC Irvine, major freeways, John Wayne Airport, stunning Orange County beaches, and Irvine's diverse amenities. Turnkey, beautifully upgraded, and ideally located on a quiet greenbelt interior—this is a rare opportunity to enjoy effortless Irvine living at its finest.



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