



\$2,238,000

## 113 SHELL, IRVINE, CA, US, 92618

<https://apogee-realestate.com>

Welcome to Alder at [...]

- 4 beds
- 4 baths
- Condominium
- Residential
- Active
- 2764 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 3 floors

**Year built:** 2026

**View:** None

**Zoning:** RES

**Type:** Condominium

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2764 sq ft

**Property Condition:** UnderConstruction

**Subdivision Name:** Alder at Great Park

**County:** Orange



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# Building Details

**Structure Type:** MultiFamily

**Architectural Style:** Modern

**Sewer:** PublicSewer

**Construction Materials:** Frame,StoneVeneer,Stucco

**Foundation Details:** Slab

**Levels:** ThreeOrMore

**Floor covering:** SeeRemarks

**Water Source:** Public

**Lot Features:** NoLandscaping

**Common Walls:** NoCommonWalls

**Fencing:** Block

**Garage Spaces:** 2

**Builder Name:** Toll Brothers

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## Amenities & Features

**Pool Features:** Community,Association

**Security Features:** CarbonMonoxideDetectors,FireDetectionSystem,SmokeDetectors

**Accessibility Features:** None

**Roof:** Concrete

**Utilities:** ElectricityConnected,SewerConnected,UndergroundUtilities,WaterConnected

**Cooling:** CentralAir,Dual,Electric,HighEfficiency

**Electric:** ElectricityOnProperty,Standard,Volts220

**Heating:** Central,Solar,Zoned

**Laundry Features:** ElectricDryerHookup,GasDryerHookup,Inside,LaundryRoom,UpperLevel

**Parking Features:** DirectAccess,Garage,GarageDoorOpener

**Spa Features:** Association,Community

**Parking Total:** 2

**Association Amenities:** Clubhouse,SportCourt,DogPark,FirePit,MaintenanceGrounds,MeetingRoom,OutdoorCookingArea,Barbecue,PicnicArea,PaddleTennis,Playground,Pickleball,Pool,PetRestrictions,PetsAllowed,RecreationRoom,SpaHotTub,TennisCourts,Trails

**Window Features:** DoublePaneWindows,Screens

**Door Features:** InsulatedDoors

**Fireplace Features:** None

**Interior Features:** BuiltInFeatures,EatinKitchen,HighCeilings,OpenFloorplan,StoneCounters,RecessedLighting,Unfurnished,AllBedroomsUp,PrimarySuite,WalkinClosets

**Appliances:** SixBurnerStove,BuiltInRange,Dishwasher,Disposal,Microwave,WaterHeater

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# Nearby Schools

**High School:** Portola

**High School District:** Irvine Unified

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# Expenses, Fees & Taxes

**Association Fee:** \$260

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# Miscellaneous



**Association Fee Frequency:** Monthly

**List Office Name:** Toll Brothers Real Estate, Inc

**Listing Terms:** Cash,Conventional

**Common Interest:** Condominium

**Community Features:**

Biking,DogPark,Park,PreservePublicLand,StormDrains,StreetLights,Sidewalks,Pool

**Attribution Contact:** 866-232-1631

