



\$1,499,000

## 31 HILLGRASS, IRVINE, CA, US, 92603

<https://apogee-realestate.com>

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- 2 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1640 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1640 sq ft

**Year built:** 1980

**View:** Hills,Meadow,TreesWoods

**County:** Orange

**Type:** SingleFamilyResidence

**Bedrooms:** 2 beds

**Floors:** 1, 1 floor

**Lot size:** 6100, 6100 sq ft

**Property Condition:** Fixer

**Subdivision Name:** Highlands Garden (HG)

### Building Details



**Structure Type:** House

**Lot Features:**  
FrontYard,SprinklersInRear,SprinklersInFront,SprinklersTimer,SprinklerSystem

**Sewer:** PublicSewer

**Construction Materials:** Concrete,Stucco

**Foundation Details:** Slab

**Levels:** One

**Water Source:** Public

**Open Parking Spaces:** 2

**Common Walls:** OneCommonWall

**Fencing:**  
AverageCondition,NeedsRepair,Wood,WroughtIron

**Garage Spaces:** 2

**Floor covering:** Carpet, Tile

Amenities & Features

**Pool Features:** Community,Fenced,Heated,InGround,Association

**Security Features:** SmokeDetectors

**Spa Features:** Association,Heated,InGround,Private,SeeRemarks

**Roof:** Concrete

**Utilities:** CableConnected,ElectricityConnected,NaturalGasConnected,PhoneConnected,SewerConnected,WaterConnected

**Cooling:** None

**Electric:** ElectricityOnProperty,Volts220InLaundry

**Fireplace Features:** Gas,LivingRoom

**Interior Features:**  
BreakfastArea,CeilingFans,CeramicCounters,CathedralCeilings,SeparateFormalDiningRoom,EatInKitchen,HighCeilings,OpenFloorplan,TileCounters,AllBedroomsDown,BedroomOnMainLevel,MainLevelPrimary,PrimarySuite,UtilityRoom

**Appliances:** DoubleOven,Dishwasher,ExhaustFan,ElectricOven,ElectricRange,Disposal,GasWaterHeater,IceMaker,Microwave,Refrigerator,VentedExhaustFan,WaterToRefrigerator,WaterHeater,Dryer,Washer

**Parking Features:**  
Concrete,DoorMulti,Driveway,Garage,GarageDoorOpener,OneSpace

**Patio & Porch Features:**  
RearPorch,Brick,Concrete,Deck,FrontPorch,Patio,Stone

**Parking Total:** 4

**Association Amenities:**  
Barbecue,PicnicArea,Pool,SpaHotTub,Trails

**Window Features:** PlantationShutters,Screens

**Door Features:**  
DoubleDoorEntry,MirroredClosetDoors,SlidingDoors

**Exterior Features:** RainGutters

**Heating:**  
Central,EnergyStarQualifiedEquipment,Fireplaces,HighEfficiency

**Laundry Features:**  
WasherHookup,ElectricDryerHookup,GasDryerHookup,LaundryRoom

Nearby Schools

**Middle Or Junior School:** Rancho San Joaquin

**High School:** University

**Elementary School:** Bonita Canyon

**High School District:** Irvine Unified

Expenses, Fees & Taxes

**Association Fee:** \$125

Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:**  
Fathom Realty Group Inc.

**Listing Terms:** CashToNewLoan

**Common Interest:**  
PlannedDevelopment

**Community Features:**  
Biking,Curbs,Foothills,Gutters,Hiking,StormDrains,StreetLights,Sidewalks,Pool

**Inclusions:** Washer, Dryer, Refrigerator

**Attribution Contact:** 714-322-2582

