



**\$1,795,000**

## 53 GRAMERCY, IRVINE, CA, US, 92612

<https://apogee-realestate.com>

Introducing a stunni [...]

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active
- 2245 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 4 floors

**Lot size:** 25987, 25987 sq ft

**Property Condition:** Turnkey

**Subdivision Name:** Manhatten  
(CPWMN)

**Type:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2245 sq ft

**Year built:** 2014

**View:** CityLights,ParkGreenbelt,Neighborhood,Panoramic,Pool

**County:** Orange



# Building Details

<b>Structure Type:</b> MultiFamily	<b>Water Source:</b> Public
<b>Architectural Style:</b> Contemporary,Modern	<b>Lot Features:</b> CloseToClubhouse,SprinklersInFront,Landscaped,NearPark,Walkstreet
<b>Sewer:</b> PublicSewer	<b>Common Walls:</b> TwoCommonWallsOrMore,NoOneAbove,NoOneBelow
<b>Garage Spaces:</b> 3	<b>Levels:</b> ThreeOrMore
<b>Builder Name:</b> LENNAR HOMES	<b>Floor covering:</b> Carpet, Tile, Vinyl

<b>Amenities &amp; Features</b> <b>Pool Features:</b> Community,Fenced,Gunita,HeatedPassively,InGround,Association <b>Security Features:</b> CarbonMonoxideDetectors,FireSprinklerSystem,SmokeDetectors <b>Spa Features:</b> Association,Community,Gunita,Heated,InGround <b>Association Amenities:</b> CaliforniaClubhouse,ControlledAccess,SportCourt,FitnessCenter,MeetingRoom,Management,MeetingBanquetPartyRoom,OutdoorCookingArea,Barbecue,PicnicArea,Pickleball,Pool,PetRestrictions,RecreationRoom,SpaHotTub <b>Window Features:</b> Blinds,CustomCoverings,DoublePaneWindows,Screens <b>Exterior Features:</b> Lighting,RainGutters <b>Heating:</b> Central <b>Laundry Features:</b> WasherHookup,GasDryerHookup,Inside,LaundryRoom	<b>Parking Features:</b> Concrete,DirectAccess,DoorSingle,Garage,GarageDoorOpener,Oversized,Private,GarageFacesRear,SideBySide <b>Patio &amp; Porch Features:</b> Concrete,Deck <b>Parking Total:</b> 2 <b>Utilities:</b> SewerConnected,UndergroundUtilities,WaterConnected <b>Cooling:</b> CentralAir <b>Fireplace Features:</b> LivingRoom <b>Interior Features:</b> Balcony,SeparateFormalDiningRoom,EastKitchen,HighCeilings,LivingRoomDeckAttached,MultipleStaircases,OpenFloorplan,QuartzCounters,RecessedLighting,AllBedroomsIp,PrimarySuite,WalkInClosets <b>Appliances:</b> Dishwasher,ConvectionOven,Dishwasher,Freezer,GasCooktop,Disposal,GasOven,GasWaterHeater,HighEfficiencyWaterHeater,IceMaker,Microwave,Refrigerator,RangeHood,SelfCleaningOven,TanklessWaterHeater,VentedExhaustFan,Dryer,Washer
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# Nearby Schools

**High School District:** Santa Ana Unified

# Expenses, Fees & Taxes

**Association Fee:** \$370

# Miscellaneous

<b>Association Fee Frequency:</b> Monthly	<b>List Office Name:</b> Compass
<b>Listing Terms:</b> Cash,Conventional,Exchange1031	<b>Common Interest:</b> Condominium
<b>Community Features:</b> Curbs,Gutters,StreetLights,Sidewalks,Urban,Park,Pool	<b>Direction Faces:</b> South
<b>Exclusions:</b> Staging furnishings   Furnishings can be purchased directly from the staging company.	<b>Virtual Tour URL Branded:</b> <a href="https://ranchophotos.com/53-gramercy/">https://ranchophotos.com/53-gramercy/</a>
<b>Attribution Contact:</b> 714-797-6151	

