



\$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

**Type:** Townhouse

**Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Floors:** 4 floors

**Area:** 2245 sq ft

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

**Year built:** 2014

**Property Condition:** Turnkey

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

**Subdivision Name:** Manhatten  
(CPWMN)

**County:** Orange



# Building Details

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

## Amenities & Features

Pool Features: Community,Fenced,Gunite,Heated,InGround,Association  
Security Features: CarbonMonoxideDetector,FireSprinklerSystem,SmokeDetectors  
Spa Features: Association,Community,Gunite,Heated,InGround  
Association Amenities: CallForLease,Clubhouse,ControlledAccess,SportCourt,FitnessCenter,MeetingRoom,Management,MeetingBanquetPartyRoom,OutdoorCookingArea,Barbecue,PicnicArea,Pickleball,Pool,PetRestrictions,RecreationRoom,Spa,HotTub  
Window Features: Blinds,CustomCoverings,DoublePane,Windows,Screens  
Exterior Features: Lighting,RainGutters  
Heating: Central  
Laundry Features: WasherHookup,GasDryerHookup,Inside,LaundryRoom

Parking Features: Concrete,DirectAccess,DoorSingle,Garage,GarageDoorOpener,Oversized,Private,GarageFacesRear,SideBySide  
Patio & Porch Features: Concrete,Deck  
Parking Total: 3  
Utilities: Sewer,Connected,Underground,Utilities,Water,Connected  
Cooling: CentralAir  
Fireplace Features: LivingRoom  
Interior Features: Balcony,SeparateFormal,DiningRoom,EatinKitchen,HighCeilings,LivingRoom,DeckAttached,MultipleStaircases,OpenFloorplan,QuartzCounters,RecessedLighting,AllBedroomsUp,PrimarySuite,WalkInClosets  
Appliances: SixBurnerStove,ConvectionOven,Dishwasher,Freezer,GasCooktop,Disposal,GasOven,GasWaterHeater,HighEfficiencyWaterHeater,IceMaker,Microwave,Refrigerator,RangeHood,SelfCleaningOven,TanklessWaterHeater,VentedExhaustFan,Dryer,Washer

# Nearby Schools

**High School District:** Santa Ana Unified

# Expenses, Fees & Taxes

**Association Fee:** \$370

# Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional,Exchange1031

**Community Features:**

Curbs,Gutters,StreetLights,Sidewalks,Urban,Park,Pool

**Exclusions:** Staging furnishings | Furnishings can be purchased directly from the staging company.

**Attribution Contact:** 714-797-6151

**List Office Name:** Compass

**Common Interest:** Condominium

**Direction Faces:** South

**Virtual Tour URL Branded:**  
<https://ranchophotos.com/53-gramercy/>

