

Contemporary Design

With modern upgrades throughout ~ Welcome to 16 Meadowsweet!



FEATURES:

- 4 bedrooms, 2.5 bathrooms
- High quality Pella windows & sliders
- Family room, living room, dining room
- Professional hardscape & landscape
- Single Family Residence
- Custom chef's kitchen
- Inside laundry room
- 2 car garage
- 2700 sq ft (approx)
- 3200 sq ft lot (approx)
- Quiet interior location
- Virtual Tour: www.16Meadowsweet.com



University Realty

PROFESSIONAL • EXPERIENCED • HONEST • FRIENDLY

www.URirvine.com

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All information deemed reliable though not guaranteed. Buyer advised to verify square feet, and any & all information herein.

16 Meadowsweet, Irvine, CA 92612

An inviting professionally designed courtyard entrance welcomes you to this contemporary 4 bedroom, 2.5 bath University Park home. Formal living room with fireplace, vaulted ceilings and dramatic two-story windows features a view to a landscaped greenbelt area and is ideal for entertaining. Enjoy preparing meals in an upgraded chef's kitchen featuring spacious maple wood cabinetry with deluxe pull-out trays, lazy Susan rotating shelves, spice drawer, built-in drawer organizers and upgraded Whisper Touch™ drawer runners; granite center island and breakfast bar; 42" Sub-Zero built-in refrigerator, Bosch dishwasher, Franke dual-stainless steel sink with accessories; Zephyr range hood and professional-series gas range and convection oven with built-in warming drawer; granite countertops and matching backsplash; and under-the-counter lighting. Spacious Family Room connected to kitchen as well as a conveniently located inside laundry room with large utility sink. Pella Designer Series® dual-pane, energy efficient casement windows/sliders were installed throughout the home featuring between-the-glass blinds and Rolscreen®-retractable screens. Pella sliding patio doors also feature self-closing screen doors. The master bedroom and generously sized secondary bedrooms include custom designed closet organizers with built-in drawers, shelves and accessories. Home boasts large closets, plenty of storage space and linen closets. Upgrades include blonde maple wood cabinetry with built-ins in family room and 4th bedroom, upgraded baseboards and moldings, ceiling fans, designer light fixtures and recessed lighting throughout home. Back patio features a covered dining terrace designed for outdoor entertaining. Low maintenance hardscape and landscape in beautiful courtyard entry, atrium and back patio featuring automatic sprinkler system and landscape lighting. Over \$250,000 in upgrades and all renovations done with approved City of Irvine building permits. Located on a quiet cul-de-sac, next to greenbelt area featuring a large playground and is a short walk to community tennis, pools & spas. View virtual tour at: www.16Meadowsweet.com.

*You can't beat the great location & serene qualities this home offers,
in addition to its many professional upgrades.
Contact University Realty for price information and private showings.*



Association boasts acres of walking trails and bike paths filled with mature trees and playgrounds, four pools, spas, tennis, volleyball and paddle ball courts and a clubhouse. Within walking distance to award-winning Irvine schools including University High School, library, grocery & retail shops, golf courses & community parks. Conveniently located near UC Irvine, Concordia University, Irvine Spectrum, Fashion Island, John Wayne airport, the beaches and much more. No Mello Roos, low taxes & low HOA dues (\$130/mo + \$185/quarter for both fire & earthquake insurance).



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