

Hamptons

INTERNATIONAL



118 Ritual, Irvine, CA 92618

4 5

£1,750,000

(\$2,348,800)

Property details



Key features

- **Cooling: Central A/C**
- **Garage Count: 2 Car Garage**
- **Heating Type: Forced Air**
- **Sewer: Public**
- **Special Program: Global Luxury**
- **Water: City Water**

Attributes

 **Garage**

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Description

NEW PRICE!!! Elevate your everyday Ritual. Perfectly positioned across from a charming neighborhood park, 118 Ritual offers close access to Irvine trails and scenic views from its front door. This exceptional 4-bedroom, 4.5-bath home spans nearly 3,000 square feet and features premium upgrades throughout. The open floor plan is ideal for entertaining and showcases new hardwood flooring and a chef's kitchen with a spacious center island with storage, full stone backsplash, six-burner cooktop, double ovens, new Miele dishwasher, built-in refrigerator, pendant lighting and a custom California Closets walk-in pantry. The light-filled dining room is surrounded by windows and accented by a statement Restoration Hardware chandelier. Sliding doors in the family room creates effortless indoor-outdoor living, opening to a stone patio and paver yard with blooming jasmine, Edison string lights, and an elegant interior fireplace. A main-floor bedroom with private en-suite bath is ideal for guests. Upstairs includes three additional bedrooms and three baths-a versatile loft, and a laundry room with custom cabinetry and sink. The primary suite offers two walk-in closets and a spa-inspired bath with floor-to-ceiling shower tile and soaking tub. One secondary bedroom features park and sunset views from a Juliette balcony, while another offers a private en-suite with tasteful upgrades. **ADDITIONAL HIGHLIGHTS:** remote-controlled shades, added wall insulation, LED lighting above/ below kitchen cabinets, California Closets cabinetry in select areas, Limestone and paver hardscape with uplighting in front and back, an epoxied garage floor, and an EV charging outlet. Portola Springs offers resort-style amenities, including over 15 parks, numerous swimming pools (including junior Olympic and wading pools), spas, lighted tennis/pickleball courts and 20 miles of hiking/biking trails.



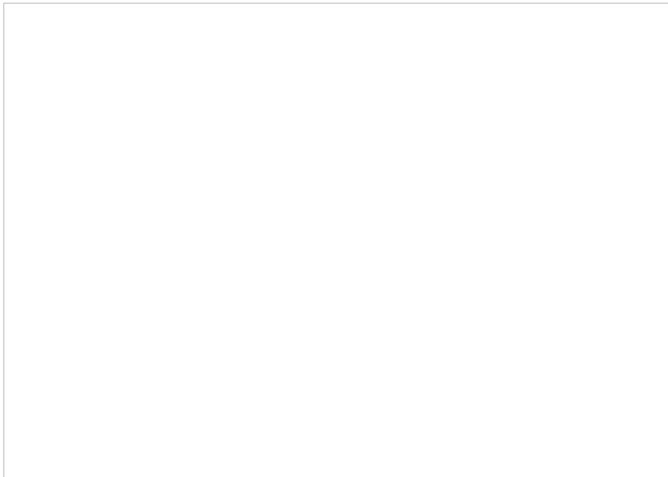










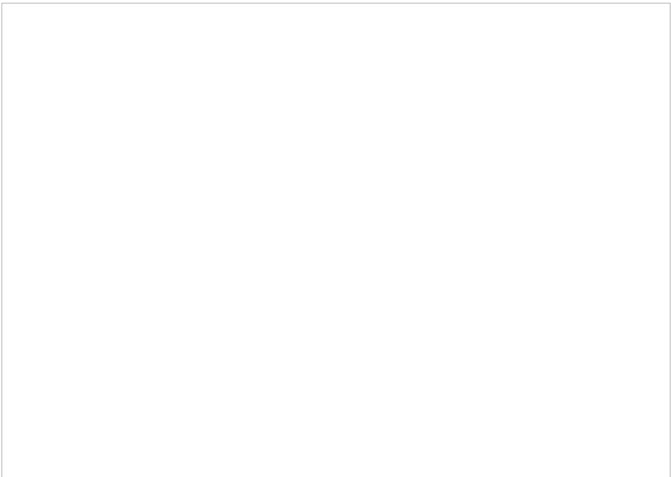
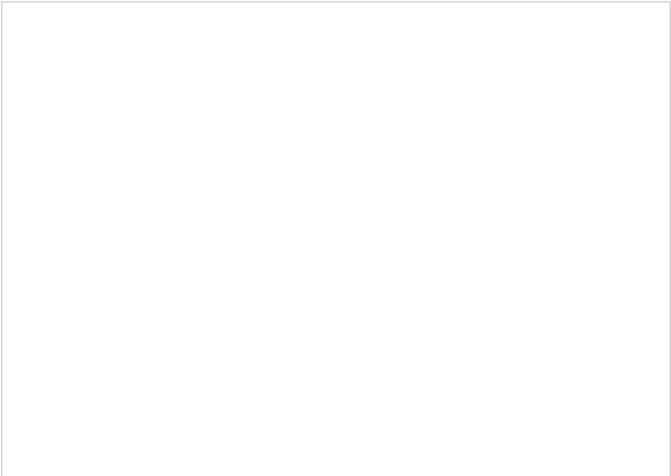




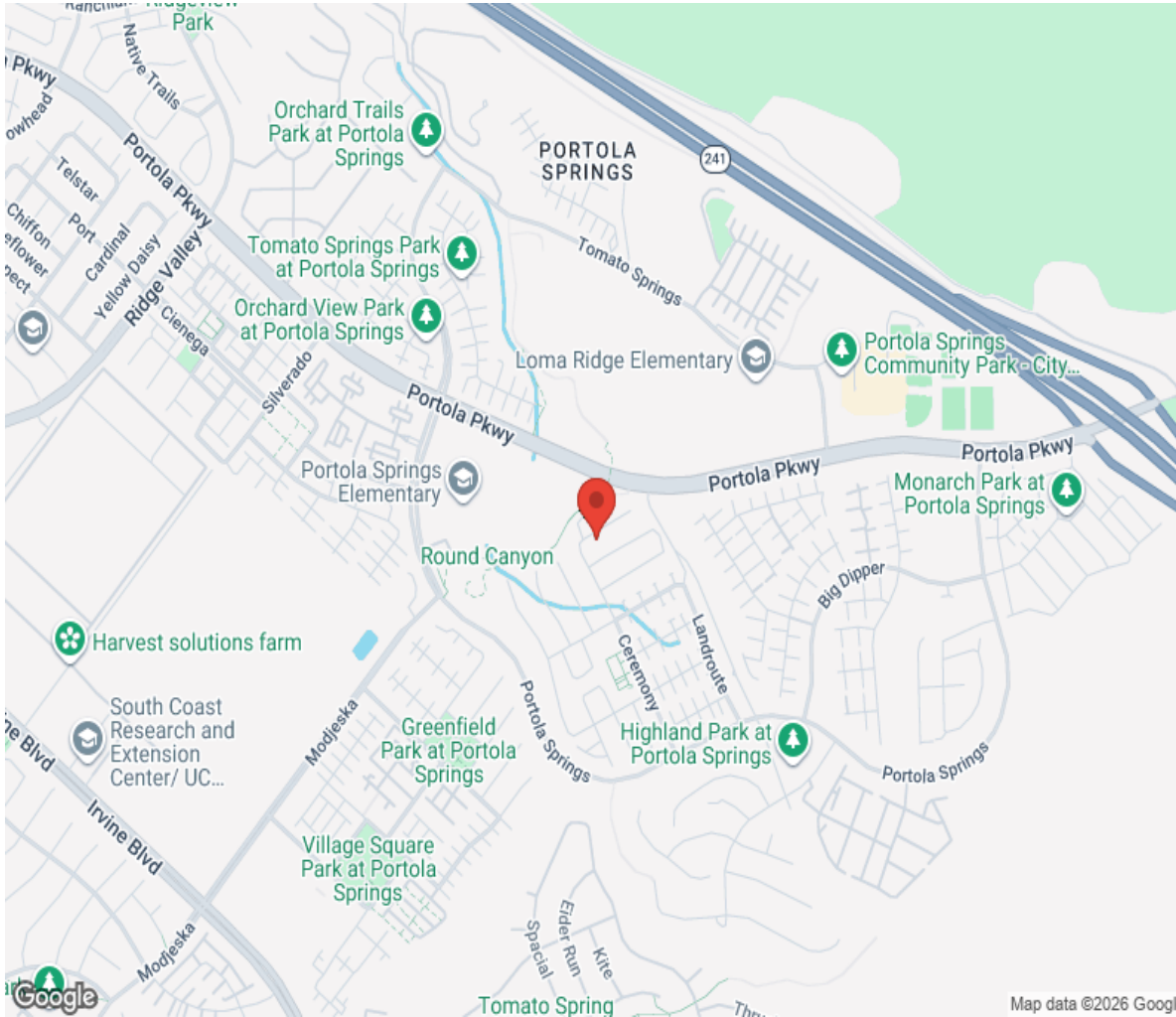








Location



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