

# Hamptons

INTERNATIONAL



**65 Ashcrest, Irvine, CA 92620**

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**£1,870,000**

**(\$2,498,000)**

## Property details

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### Key features

- **Appliances: Refrigerator**
- **Appliances: Microwave**
- **Appliances: Dishwasher**
- **Appliances: Range / Oven**
- **Area Amenities: Area Pool**
- **Exterior: BBQ**
- **Community Type: Gated**
- **Kitchen Features: Breakfast Bar**
- **Exterior: Sidewalk**
- **Location: Cul-de-sac**

### Attributes

 **Refurbished**

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## Description

Welcome to 65 Ashcrest, a rare opportunity to own a spacious, beautifully appointed residence in the exclusive 24-hour guard-gated community of Trailwood. For you investors, there is similar floor plan leasing for \$8,200 a month. Combining timeless design, natural light, and an established neighborhood setting, this home offers the lifestyle many buyers hope to find—but rarely do. Spanning approximately 3,000 square feet, this thoughtfully designed home features 5 bedrooms plus a private office and versatile loft, along with 4.5 bathrooms, including a highly desirable main-level guest suite ideal for multigenerational living or visiting guests. An east-west orientation fills the home with warm natural light throughout the day, enhancing the open living spaces and creating an inviting atmosphere for both everyday living and entertaining. The surrounding community is known for its mature landscaping, tree-lined streets, and tranquil ambiance—a refreshing alternative to newly built developments. Residents of Trailwood enjoy access to two resort-style swimming facilities, including one within the guard gates and another at nearby Meadwood Park, offering exceptional recreation just moments from home. Located within the National Blue Ribbon Award-winning Irvine Unified School District, the home is also uniquely positioned with all three neighborhood schools less than one mile away, making daily life both convenient and connected. Adding to the community's charm is the beloved annual Trailwood Harvest Festival, where residents gather for games, bounce houses, a petting zoo, face painting, and complimentary food—creating a true neighborhood experience that is increasingly rare. With no Mello-Roos taxes, HOA dues under \$300 per month, and the security and prestige of a guard-gated enclave, 65 Ashcrest offers a compelling blend of value, luxury, and community. A home where elegance meets lifestyle—welcome to Trailwood.























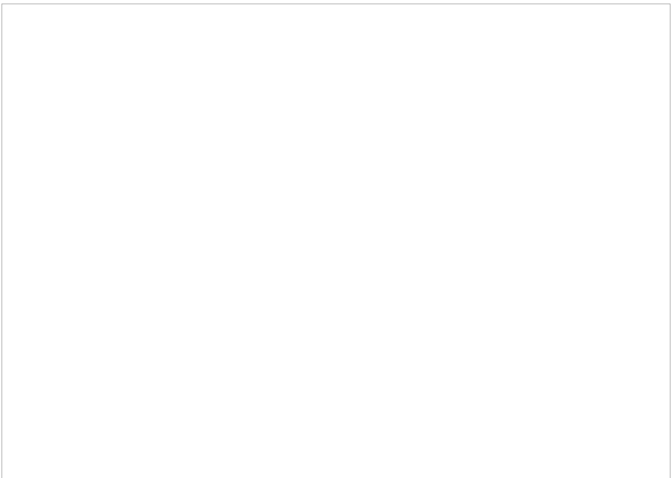












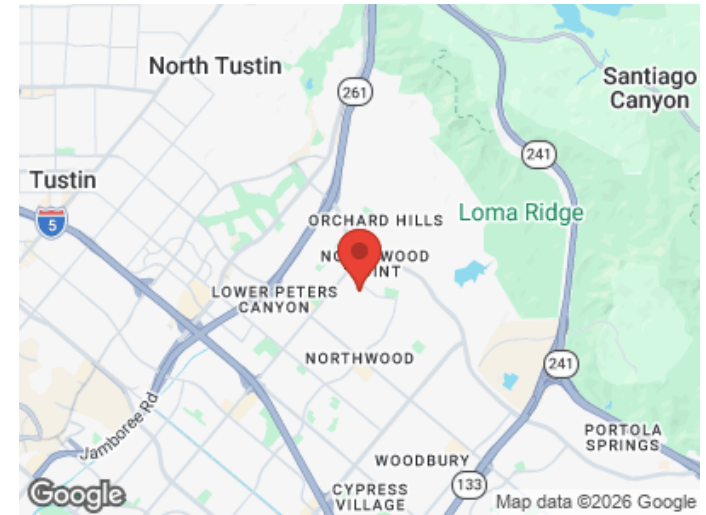
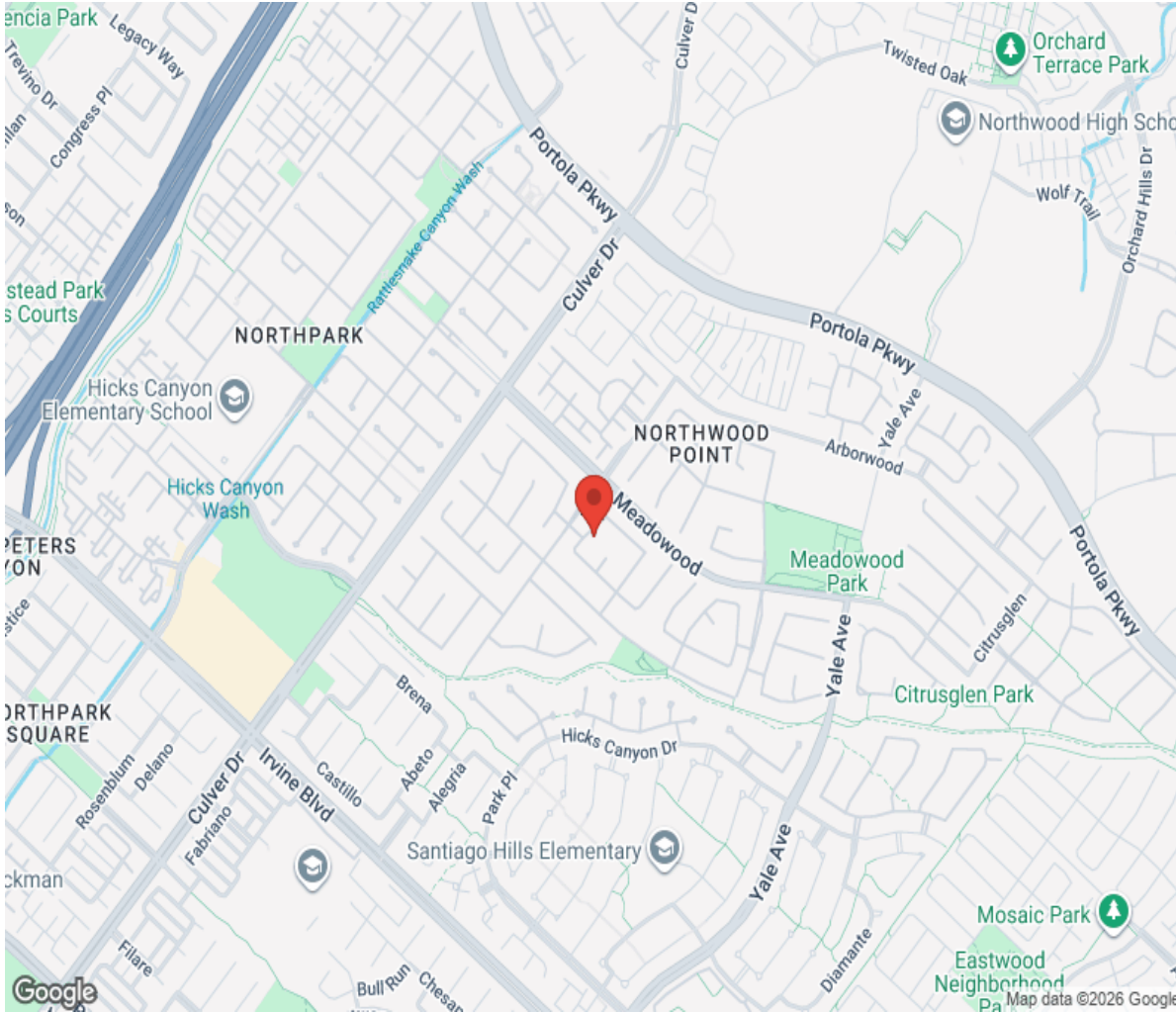


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# Location



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