

Hamptons

INTERNATIONAL

109 Andirons, Irvine, CA 92602

4 𠄎 5 𠄎

£3,720,000

(\$4,988,000)

Property details



Key features

- **Appliances: Dishwasher**
- **Appliances: Double Oven**
- **Appliances: Garbage Disposal**
- **Appliances: Microwave**
- **Appliances: Range / Oven**
- **Appliances: Refrigerator**
- **Cooling: Central A/C**
- **Exterior: Sprinkler System**
- **Heating - Fuel Type: Other**
- **Heating - Fuel Type: Wood**

109 Andirons, Irvine, CA 92602

4 🏠 5 📄

£3,720,000
(\$4,988,000)

Description

Experience an unparalleled lifestyle of "Quiet Luxury" within the exclusive, 24-hour guard-gated enclave of The Groves at Orchard Hills. 109 Andirons stands as a curated estate where contemporary flair meets timeless elegance—a rare, turnkey opportunity for the most discerning buyer. The experience begins at the threshold, where a graceful hallway leads you into the heart of the home. Here, soaring two-story ceilings command immediate attention, creating an expansive sense of volume designed to enhance the home's feng shui and cultivate a serene, balanced atmosphere throughout the 4,887-square-foot residence. The main level achieves a perfect equilibrium between artistry and functionality. The inviting great room, anchored by a sophisticated fireplace, offers a warm yet stately gathering space. A signature highlight of the residence is the glass-enclosed conservatory. By retracting the panoramic doors, the boundaries between the interior and the backyard completely dissolve, creating an extraordinary sense of openness and a seamless indoor-outdoor flow. This sun-drenched space transitions effortlessly into the formal dining area, which features masterfully crafted custom cabinetry that balances refined storage with aesthetic appeal. The open-concept layout continues into an epicurean's dream kitchen—a sanctuary featuring an oversized center island, luxe quartz countertops, and professional-grade cabinetry. Tucked discreetly behind the kitchen, a multi-purpose suite offers a bespoke retreat for an office or den; notably, this space is prepped for customization into a high-efficiency secondary prep kitchen. Ascending the elegant staircase, you are welcomed by a voluminous loft with its own private balcony. Privacy remains paramount, with four generous suites and 4.5 designer baths. The primary retreat serves as a true sanctuary, boasting a spa-inspired bath with a deep soaking tub and a custom-designed dressing room. The resort-style backyard is the ultimate expression of the California lifestyle. Featuring a tranquil water fountain and a designer fire pit, this oasis offers a peaceful escape for alfresco dining and grand-scale entertaining. Positioned within a 10-minute walk to the award-winning Orchard Hills School (K-8), 109 Andirons is more than a residence—it is a lifestyle defined by prestige, serenity, and a "like-new" condition polished to absolute perfection.

Bedroom Bedroom Bedroom Bedroom Den Family Room Full Bath Full Bath Full Bath Full Bath Great Room Half Bath Laundry Room Living Room Loft Walk-In Pantry

























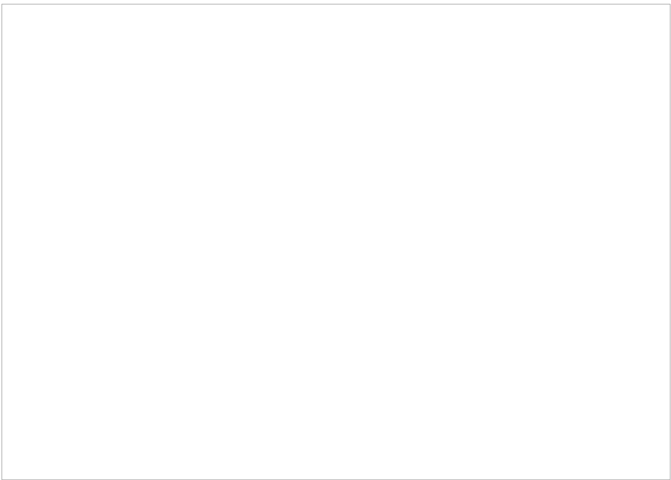






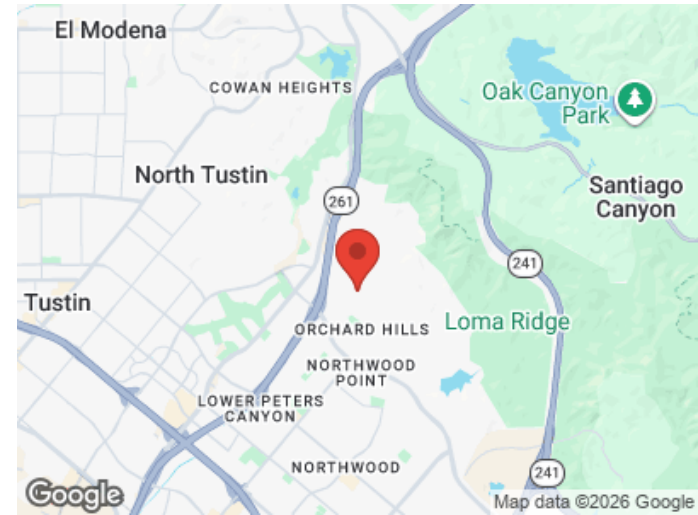
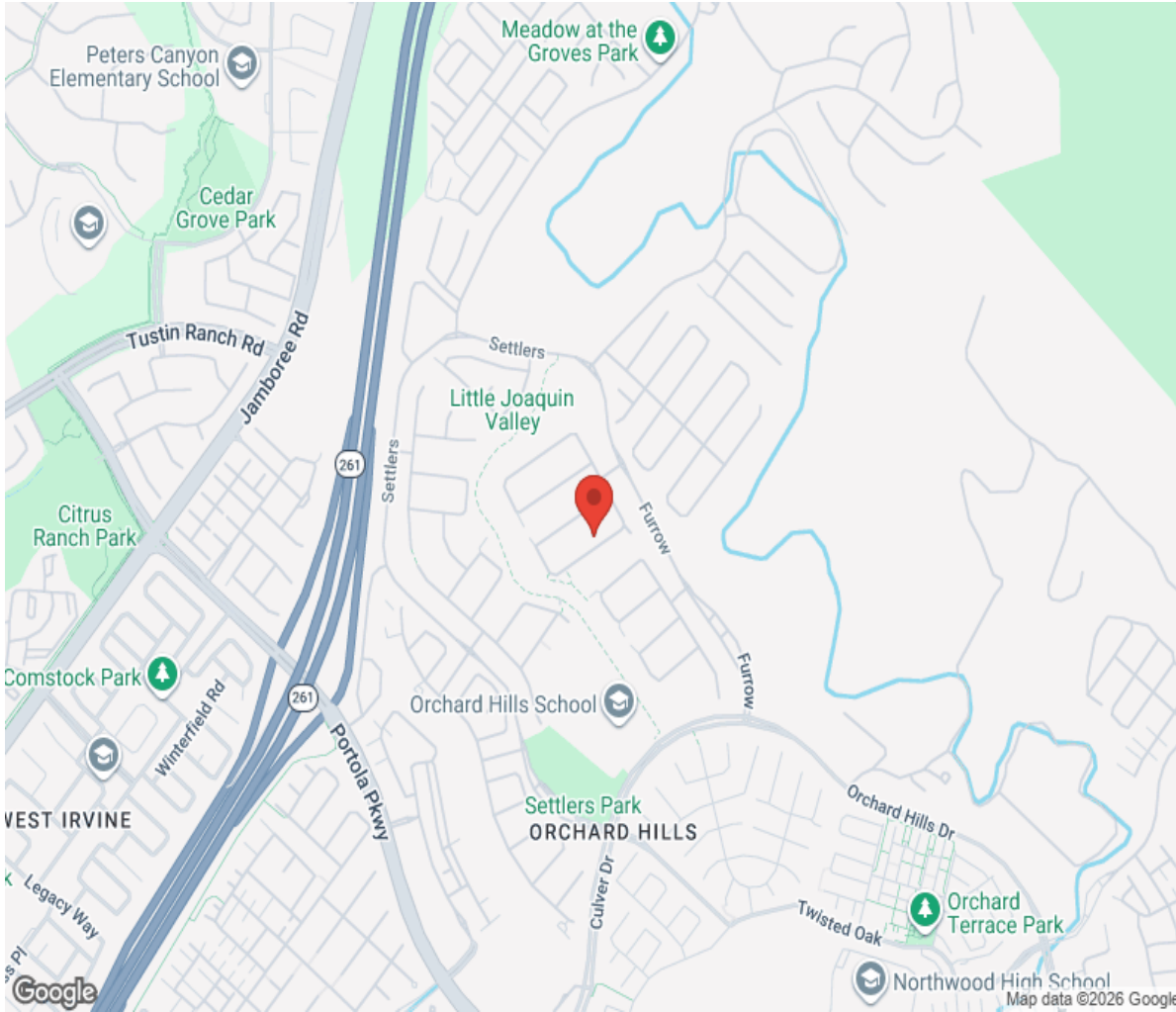








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com