



\$2,199,888

40 WATERSPOUT, IRVINE, CA, US, 92620

<https://www.apogee-realestate.com>

Welcome to 40 Waters [...]

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 2718 sq ft



Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Area:** 2718 sq ft

**Year built:** 2005

**View:** None

**County:** Orange

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Floors:** 3 floors

**Lot size:** 3666, 3666 sq ft

**Property Condition:** Turnkey

**Subdivision Name:** Portisol (WDPT)



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# Building Details

<b>Structure Type:</b> House	<b>Water Source:</b> Public
<b>Lot Features:</b> BackYard,FrontYard	<b>Sewer:</b> PublicSewer
<b>Common Walls:</b> NoCommonWalls	<b>Construction Materials:</b> Stucco
<b>Foundation Details:</b> Slab	<b>Garage Spaces:</b> 2
<b>Levels:</b> ThreeOrMore	

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## Amenities & Features

<b>Pool Features:</b> Community,Association	<b>Parking Features:</b> Driveway,Garage
<b>Patio &amp; Porch Features:</b> Patio	<b>Spa Features:</b> Community
<b>Accessibility Features:</b> CustomizedWheelchairAccessible,GrabBars,SeeRemarks	<b>Parking Total:</b> 2
<b>Roof:</b> Tile	<b>Association Amenities:</b> PicnicArea,Playground,Pickleball,Pool,SpaHotTub,TennisCourts
<b>Cooling:</b> CentralAir	<b>Fireplace Features:</b> LivingRoom
<b>Heating:</b> Central	<b>Interior Features:</b> CeilingFans,EatInKitchen,HighCeilings,BedroomOnMainLevel
<b>Laundry Features:</b> Inside,LaundryRoom,UpperLevel	<b>Appliances:</b> DoubleOven,Dishwasher,GasCooktop,Refrigerator

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## Nearby Schools

<b>Middle Or Junior School:</b> Jeffery Trail	<b>Elementary School:</b> Woodbury
<b>High School:</b> Portola	<b>High School District:</b> Irvine Unified

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## Expenses, Fees & Taxes

**Association Fee:** \$210

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## Miscellaneous



**Association Fee Frequency:** Monthly

**List Office Name:** Keller  
Williams Realty

**Listing Terms:** CashToNewLoan

**Common Interest:** None

**Community Features:** Curbs,Park,Suburban,Sidewalks,Pool

**Attribution Contact:**  
949-378-5690

