

1 CENTAURUS, IRVINE FEATURES

Secluded Location on a Corner Lot Nestled in the Hills of Turtle Rock

Single Level | 3 BR | 2.5 BA | 2 Car Garage | Approx. 2,630 SF

Popular Belvedere Plan in The Crest Akins | Offered at \$2,100,000



OVER \$1.1 BILLION IN SALES

OVERALL INTERIOR FEATURES

- Secluded corner lot offering rare privacy in the front and rear yards
- Concrete tile, fire resistant roofs
- Attractive newer exterior paint colors
- Dramatic clerestory windows in entry & living room
- Gated front entry courtyard
- Oversized two car garage, fully drywalled with pull-down storage

OUTDOOR LIVING AT ITS BEST

- Two areas to bask in the California sunshine from the privacy of your own home
- A beautiful rock waterfall graces the front court yard which is surrounded by tropical and drought tolerant landscaping and classic Bouquet Canyon hardscape. Enjoy it day or night with added accent lighting. Easy care drip line irrigation system has been added to the front courtyard
- Steps away from one of the two association pool and spa facilities
- Nearby walking and biking trails that meander within the community

FORMAL LIVING AND DINING ROOM

- Light and bright formal living room with glass sliding doors accessing the enclosed rear entertaining patio
- Centrally located raised hearth gas fireplace with concrete stone surrounds
- Built-in shelving with accent lighting flank both sides of the fireplace
- Stylish and classic modern farmhouse chandelier in dining room
- Polywood plantation shutters in both rooms with side louver controls
- Soaring vaulted ceilings in both rooms

KITCHEN AND FAMILY ROOM

- Open kitchen with white cabinetry and nickel finish decorative pulls; lots of options for remodeling configurations
- Center island with storage and added butcher block top
- Stainless steel appliances including, a refrigerator, dishwasher, gas cooktop with 5 burners, electric oven, microwave and warming drawer, and wine refrigerator
- Dual compartment sink with pull-out sprayer faucet
- Extra large skylight streaming in natural light
- Under cabinet and accent lighting
- Adjoining family room with Polywood plantation shutters with side louver controls

PRIMARY SUITE

- Vaulted ceilings in bedroom and bathroom
- Dual linen/storage cabinetry at entry hall with drawers and hanging space
- Polywood plantation shutters with side louver controls
- Large bathroom offers a raised vanity with dual sinks and widespread faucets
- Abundance of closet space and drawers
- Oversized soaking tub
- Separate walk-in shower with clear glass door
- Oversized skylight streaming in natural light
- Separate toilet room

SECONDARY BEDROOMS

- 2 good sized secondary bedrooms, one with access to the front patio
- Polywood plantation shutters with side louver controls
- Remodeled bathroom includes dual raised vanity with gray quartz countertop, centerset black faucets, matte black decorative pulls, decorative mirror and light fixtures with black accents
- Walk-in shower with clear glass shower door, white subway tile surrounds, oversized shampoo niche and matte black shower fixtures
- Porcelain tile flooring

POWDER ROOM AND LAUNDRY

- Redesigned powder room layout which includes a raised vanity with grey quartz countertop, centerset black faucet, decorative mirror and light fixtures with black accents and porcelain tile flooring
- Separate laundry with upper storage cabinets and washer and dryer

ABOUT CREST AKINS

- Award winning homes for architectural design
- Only 113 condominiums
- Very low density community and all condos are attached on only one side
- \$710 monthly dues for the condominiums
- \$434 for the master Turtle Rock Crest Maintenance Association
- Dual community pools and remodeled clubhouse
- Tot lots and walking trail throughout community
- Award winning schools: check out www.greatschools.org
Bonita Canyon Elementary
Rancho San Joaquin Middle School
University High School

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ABOUT TURTLE ROCK

- Low taxes under 1.1% and NO MELLO ROOS
- Coveted master planned community with 3,881 homes
- Second village to be built in Irvine and encompasses 1,841 acres of land on a hilltop surrounded by a central loop road
- An extensive paved trail system winds through the village and pathways link homes to schools by design. This allows you to explore all the way to Balboa island and the beaches in Newport Beach via a beautiful trail along Newport Back Bay. You can also take these trails all the way to the hills of north Irvine, getting in long bike rides without having to contend with car traffic
- There are many miles of unpaved trails (hiking and mountain biking) that branch out from nearby Bommer Canyon on the south side of the neighborhood that extend up to Crystal Cove State Park, to the beaches in the park, and south along the coast to Laguna Beach and Aliso Viejo
- Wonderful ocean breezes from close proximity to the ocean provides a perfect balance of temperature, sunshine and limited marine layer
- Centrally located within minutes of freeways, airport, shopping, the beach, schools
- Most services are within 2 miles
- 3.4 Miles to Crystal Cove state park/beach
- Several public and private golf courses are within 10 miles
- 195 restaurants are within 5 miles
- Within 15 minutes of 4 major shopping malls
- 5 minutes from 3 universities
- 15 minutes from 4 beautiful public golf courses and the beach
- Numerous walking and biking trails
- Close to several private schools:
 - Turtle Rock Pre-School - 8 weeks through Kindergarten
 - University Montessori - 3 months through grade 1
 - Sage Hill School - grades 7 - 12
 - Tarbut TVT Community Day School: Lower School - grades K - 5;
Middle School - grades 6 - 8; Upper School - grades 9 - 12



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