

# 38 NAVARRE, IRVINE FEATURES

Fantastic Remodeled Solano Plan in Rancho San Joaquin Villas

Meticulously Maintained | Available for the first time in 40 Years!!

Two Stories | 3 Bedrooms | 2.5 Bathrooms | Interior Laundry | Direct Access 2-Car Garage | Offered at \$1,250,000



OVER \$1.1 BILLION IN SALES

## EXTERIOR FEATURES AND OUTDOOR LIVING

- Excellent interior location and part of a 4 plex (not an 8 plex)
- Largest, popular floor plan built in the last phase of the community
- Park-like meandering sidewalks with beautiful landscaping throughout the community
- Quaint gated entry courtyard with impatiens, a bird bath and stone accents wrapped with Baby Tears ground cover; a beautiful Redbud tree is just outside the courtyard which showcases pink-purple flowers and heart shaped leaves
- Classic brick porch, impressive blue front entry door with privacy screen and Weslock door hardware
- Natural light shines into the interior through the windows, sliders and clerestory windows, all with newer black screens
- Private interior, generously sized courtyard accessible from the living room and kitchen
- Roll-up garage door with a newer Genie motor
- Rain gutters for water diversion

## OVERALL INTERIOR FEATURES

- Beautifully refreshed interiors complemented by lots of natural light
- Enjoy views of nature and trees out of every window
- Neutral wall color throughout - Dunn Edwards Foggy Day
- Convenient main floor room which can be a bedroom, home office, gym, study room
- Deluxe Shaw luxury vinyl plank flooring with cork underlayment throughout the main living areas, staircase and hallways
- Upgraded electrical switches, many of which are dimmers and upgraded electrical outlets
- Sunburst Polywood shutters in all bedrooms with side level controls
- LED recessed ceiling lighting in living room & kitchen
- Upgraded baseboards
- 40-gallon water heater
- Newer Emerson thermostat and updated HVAC system
- Smooth ceilings throughout
- Brushed nickel finish interior door hardware
- Large coat/storage closet with space to add more storage under the stairs

## LIVING AND DINING ROOMS

- Soaring 15' (at the mid point) -18' (at the high point) high ceilings and a remote controlled ceiling fan accent the living room and a gas fireplace with quartz surrounds
- Clerestory windows and a large sliding glass door to the private patio captures blue skies and surrounding trees view
- The living room also boasts custom 3 Day Blinds roller shades and recessed can ceiling lighting
- A separate dining room showcases a beautiful Pottery Barn wrought iron chandelier with glass accents
- Convenient pocket door access to the kitchen

## BEAUTIFUL KITCHEN

- Renovated kitchen with custom white Shaker-style, soft-close cabinetry, quartz countertops, full Carrara marble subway tile backsplash and nickel finish cabinetry pulls
- Appliances include a Kitchen-Aid, stainless steel interior dishwasher, GE 4 burner electric cooktop, GE microwave and KitchenAid refrigerator with outside water service
- Pre-plumbed for gas at oven if needed
- Double basin stainless steel sink with nickel finish Kohler faucet with pull-out sprayer
- Cabinetry design includes a pantry, appliance pantry, platter and baking sheet storage, and plenty of drawer space and upper cabinets
- Sliding glass door assessing the private patio

## PRIMARY SUITE

- Oversized suite with double entry doors
- Dual closets with heavy duty mirrored wardrobe doors
- Enjoy views of the nearby Jacaranda and eucalyptus trees
- Remote controlled ceiling fan with light
- Beautiful remodeled bathroom boasting a raised white shaker style vanity with soft closing cabinetry quartz counters, widespread brushed nickel Speakman faucet
- Tub/shower combination with tile surrounds, adjustable flow shower head and obscure glass shower doors
- Toilet paper & towel holders from Pottery Barn
- Chair height Toto toilet

## SECONDARY BEDROOMS AND BATHROOM

- Main floor bedroom with sliding glass doors opening to the front courtyard, also ideal as a home office
- Upstairs bedroom suite with remote controlled ceiling fan, heavy duty mirrored wardrobe doors, and added electrical wall outlet for TV
- Remodeled bathroom with raised espresso vanity with soft closing cabinetry, quartz countertop, shower with custom oversized tile surrounds, mosaic floor, shampoo niche and clear glass shower doors and Kohler shower head
- Kohler double towels racks
- Kohler toilet paper holder
- Toto toilet

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## LAUNDRY / POWDER ROOM / GARAGE

- Separate laundry room with 220V or gas stub for dryer, upper and lower storage cabinetry and convenient window
- Ideal remodeled powder room with raised vanity, soft close cabinetry, Toto toilet, Stiffel light fixture
- 2 car garage with epoxy flooring, roll-up garage doors with new Genie garage door opener and industrial 3-hour fire door from garage to house

## ABOUT THE NEIGHBORHOOD

- Rancho San Joaquin Villas is a community built by Irvine Pacific with 144 homes
- Association dues of \$599, which includes earthquake insurance, exterior building maintenance, water and trash and the community facilities, all community landscaping
- Community amenities include a pool and jacuzzi for homeowners and their guests
- Beautiful park-like grounds throughout
- Conveniently located near the 405 Freeway, RCI Racquet Club, Rancho San Joaquin Golf Course and Clubhouse shopping center with Wholesome Choice, restaurants and convenience stores, 2 gas stations within minutes
- Also nearby John Wayne Airport, Rancho Senior Center, Mason Park and University of California, Irvine
- University High School ( a top 100 HS in the US)
- Rancho San Joaquin Middle School
- University Park Elementary School
- Check out Greatshools.org for more information
- Low property taxes of approximately 1.06%



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