

\$11,888,000 - 44 Blue Heron, Irvine

MLS® #OC21103166

\$11,888,000

6 Bedroom, 11.00 Bathroom, 11,441 sqft
Residential on 0.92 Acres

Shady Canyon Custom (SHDC), Irvine, CA

Step into a world of luxury and gracious space, overlooking one of the most beautiful views in Shady Canyon. Located on one of the loveliest cul-de-sacs in the community of quietly grand homes, you look out over a breathtaking valley and mountains in the distance. Enjoy immense privacy in this Santa Barbara style elegant 5 bedroom home. Enter through a spectacular garden, that is a work of art at every turn. Flower covered archways, rose covered trellis's, pathways to artistic vignettes...you feel like you have stepped into the pages of an award winning garden featured in a magazine. Even the garage doors are covered with flowers. The pool is a work of art, as it seamlessly blends into the landscape around you. There is an exterior loggia and outdoor BBQ entertainment area as well. Stunning brick lined arches on the exterior add character. The interior of the home is spectacular quality. A tall groin vaulted entry, and a superb library greet you as you enter. The dining room is a work of art, with padded silk walls in a soft contemporary grid pattern that is lovely. A spectacular Great Room with beautiful beams, wood floors and stone work looks out over the majestic views through a movable wall of paneling and glass. There is a large Family Room, huge Theatre and Entertainment wing, Gym, and Guest Casita. The Master area is in its own private enclave and another one of the bedrooms has a separate entrance for guests, staff or extended family. The community of Shady



Canyon is known for unbelievable lots, gorgeous landscaping, nature trails, a World Class Golf course and security. Close to Fashion Island, Irvine, the airport, South Coast Plaza and many major Orange County attractions.

Built in 2006

Essential Information

MLS® #	OC21103166
Price	\$11,888,000
Bedrooms	6
Bathrooms	11.00
Full Baths	7
Half Baths	3
Square Footage	11,441
Acres	0.92
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	44 Blue Heron
Area	SH - Shady Canyon
Subdivision	Shady Canyon Custom (SHDC)
City	Irvine
County	Orange
State	CA
Zip Code	92603

Amenities

Amenities	Outdoor Cooking Area, Pool, Spa/Hot Tub
Parking Spaces	4
# of Garages	4
View	City Lights, Mountain(s), Panoramic
Has Pool	Yes
Pool	Private, Association

Interior

Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Phone System, Stone Counters, Bedroom on Main Level, Loft, Wine Cellar, Elevator
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Dining Room, Master Bedroom
Stories	Three Or More

Exterior

Lot Description	0-1 Unit/Acre
-----------------	---------------

School Information

District	Irvine Unified
----------	----------------

Additional Information

Date Listed	May 15th, 2021
Days on Market	185
HOA Fees	660.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Jin Qi
Listing Office	Realty One Group West

Based on information from California Regional Multiple Listing Service, Inc. as of December 7th, 2021 at 8:16am CST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.