



NO
HOA DUES!
—
MOVE-IN
READY!



13672 TYPEE WAY
IRVINE



4 BEDS / 2.5 BATHS 2550 SQFT

Property Style	2 Story
Property Type	Single Family Residence
Community	Racquet Club - Northwood
City	Irvine
County	Orange
Year Built	1970
Garage	3-Car Garage

FEATURES

- 6,000 SQFT Private Lot
- New Trellis on Patio
- Beautiful Hardscaping/Landscaping
- Light and Bright Interior
- New Paint Throughout
- ALL New LVP Flooring + 5" Baseboards
- New Lighting and Outlets
- Large Primary Suite
- Updated Bathrooms
- French Doors
- Stainless Steel Appliances
- Bay Window in Kitchen
- 3-Car Garage
- Paid-off Solar
- Walk to Schools & Parks
- Great Racquet Club Location
- NO HOA Dues - No Mello Roos

NEARBY

District	Irvine Unified
Elementary	Brywood
Middle School	Sierra Vista
High School	Northwood

SCAN FOR
MORE INFO



10620 Trenea St. Ste 230
San Diego CA 92131

All information deemed reliable but not guaranteed.
CA #00916447. If your property is currently listed with another
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13672 TYPEE WAY, IRVINE

Space. Upgrades. Location. 13672 Typee has it all. Welcome to this beautifully updated and spacious home in the desirable Northwood Village area of Irvine. Offering approximately 2,550 square feet of living space on a 6,000-square-foot lot, this 4-bedroom, 2.5-bathroom home provides the space and versatility today's buyers seek. Step inside to discover a light, bright and inviting interior featuring new LVP flooring with 5-inch baseboards throughout, fresh interior paint, updated bathrooms, an updated white kitchen with stainless steel appliances, granite counters, a breakfast nook, a bay window and French doors leading to the side yard. The expansive family room includes a stacked stone fireplace and offers plenty of space for everyday living and entertaining, while abundant natural light creates a warm and welcoming atmosphere throughout the home. An expansive primary bedroom offers great space, as do the three secondary bedrooms which include walk-in closets, mirrored wardrobes, and panel doors. The interior location is especially appealing, with close proximity to highly ranked Brywood Elementary and Sierra Vista Middle School, as well as neighborhood parks, walking and biking trails, and other outdoor amenities. The yardspace is private and well appointed with attractive hardscape and landscaping. Other value adds include new upgraded electrical outlets throughout, a spacious 3-car garage and PAID OFF SOLAR. Enjoy the added benefit of no HOA dues, along with convenient access to shopping, dining, entertainment and all that Northwood and Irvine have to offer. With its generous floor plan, thoughtful upgrades, bright interiors and highly desirable location, 13672 Typee is a home that checks all the boxes.

FOR MORE DETAILED INFORMATION

avilesrealestate.com/13672typee



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