

# Open House

70 FAIRLAKE, IRVINE

Offered at \$1,695,000



SUNDAY: 12-4PM

Stunning LAKEFRONT property with panoramic views at the most expansive section of South Lake in Woodbridge. Enjoy the ducks, geese & gulls paddling by and the captivating year round sunsets. From the private patio with built in heater, "Accent" motorized retractable awnings and surround sound speakers you can enjoy your cup of coffee or glass of wine year round while listening to your favorite music & taking in the million dollar view. Gorgeous landscape features professional hardscape, plantings & lighting. Be one of the very few who can launch their own boat on to the lake or fish from the greenbelt adjacent to the patio. Upgraded Pella windows & oversized slider with retractable screens allow an enhanced & unfiltered water view from inside. This home features a beautiful enlarged & redesigned kitchen with solid cherry wood cabinetry, large center island with gas cooktop & wine cooler, window seat and built-in desk. GE Monogram stainless steel appliances include built-in refrigerator. Entire kitchen ceiling has been raised with recessed lighting added. Family room features a luxurious solid cherry wood entertainment center with a one year old, top of line & 55" flat screen TV and sound system included. Wake up every morning in the spacious master suite to the fabulous lake views. Exterior being painted by HOA this spring. Woodbridge has been named the #1 Planned Community in the country and the Best Place to Raise a Family in America by Parents Magazine.



**JOAN LEAGUE**

CalBRE# 02007314

(949) 298-0727

joanleague@firstteam.com

<http://joanleague.firstteam.com/>



**Sean League**  
REALTOR®

CalBRE# 02030531

9492980727

sean@leagueestates.com

<http://www.leagueestates.com>

**FIRSTTEAM**  
REAL ESTATE