



## OVERVIEW

With a massive 14,000 sq. ft. lot (1/3 acre), this luxury home is a rare gem in Irvine. As you approach, you'll be greeted by a gated entry leading to a unique French-inspired courtyard. The 20-ft entryway features a ceiling mural inspired by the Palace of Versailles. The ~3500 square foot home boasts a 5-bedroom layout with an additional retreat and downstairs formal office. The first floor features a formal living room/parlor, an office, as well as a separate formal dining room. The main floor's 5th bedroom is currently a full at-home theater experience with seating for six, an 8-foot movie screen, popcorn machine, surround sound. This room has a walk-in closet and can easily be converted back to a full bedroom. A full bath is adjacent to the 5th bedroom. The spacious great room has a gas fireplace, a custom-built-in with space for a 90-inch TV, and surround sound

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