



23 Abeto, Irvine, CA 92620

**\$1,500,000**

Buy with Redfin: **\$1,496,391** >

**5**

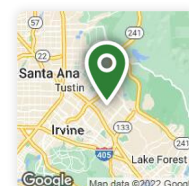
Beds

**3**

Baths

**2,951**

Sq Ft



### About This Home

FANTASTIC OPPORTUNITY! A GREAT OPPORTUNITY to own and remodel as you desire. This property has the making of your dream home. FIXER UPPER IN A GREAT NEIGHBORHOOD. SOLD AS IS. PRICED BELOW MARKET BECAUSE OF THE CONDITION. FIFTH BEDROOM IS A VERY

[Continue reading](#) ▾

Listed by Mary Jafarkhani • DRE #00999447 • Re/Max Premier Realty

Listed by Mike Jafarkhani • DRE #01098626 • Re/Max Premier Realty

Contact: 949-533-5040

Redfin checked: 2 minutes ago | Last updated: July 31, 2022 at 9:11am • Source: CRMLS #OC22144768

### Home Facts

Status

Active Under Contract

Time on Redfin

32 days

Property Type

Single Family Residence

HOA Dues

\$150/month

Year Built

1978

Community

NW - Northwood

Lot Size

5,000 Sq. Ft.

MLS#

OC22144768

### Price Insights

Est. Mo. Payment

\$8,388

Redfin Estimate

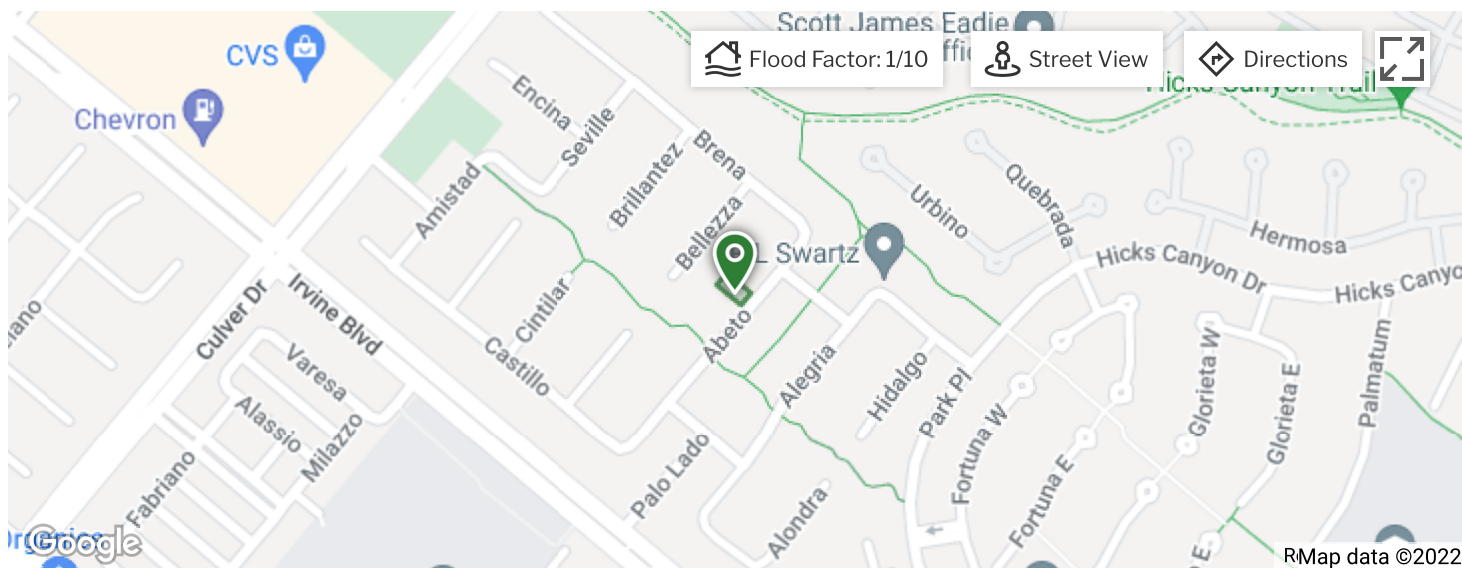
\$1,551,009

Price/Sq.Ft.

\$508

Buyer's Agent Commission

2%



Ask Redfin Agent Jill a Question



**Jill Garland**

Irvine Redfin Agent

Jill typically replies in about 1 minute

I'd like to know more about 23 Abeto.

Ask a Question

Text or call (949) 569-5279

Advertisement

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**STREAM 3 MONTHS FREE**  
See Offer Details.

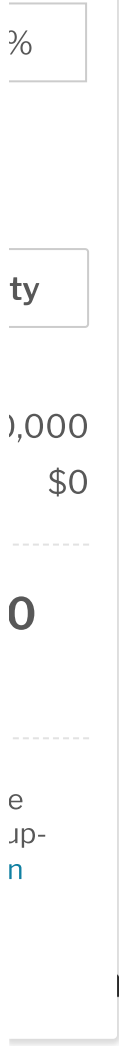
## Payment Calculator

**\$8,388 per month** ⓘ

[Find a Lender](#)

- Principal and Interest \$6,400
- Property Taxes \$1,563
- HOA Dues \$150
- Homeowners' Insurance \$275

Down Payment	Home Price	Loan
20% (\$300,000)	\$1,500,000	30 yr, 4.943%
		Details <span style="float: right;">...</span>



## Houses



No upcoming open houses

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## Property Details for 23 Abeto

### Parking

#### Parking / Garage Information

- Attached Garage
- # of Garage Spaces: 3
- Direct Garage Access, Driveway
- Has Parking
- # of Parking Spaces: 3

## Interior

### Laundry Information

- Has Laundry
- Gas Dryer Hookup, Washer Hookup

### Kitchen Information

- Appliances: Electric Oven, Electric Stove
- Has Appliances
- Breakfast Counter / Bar, Formal Dining Room
- Kitchen Open to Family Room

### Bathroom Information

- # of Baths (Full): 3
- Bathtub, Shower, Shower in Tub, Closet in bathroom, Double Sinks In Master Bath, Main Floor Full Bath, Separate tub and shower, Soaking Tub

### Cooling Information

- Central
- Has Cooling

### Room Information

- Family Room, Formal Entry, Foyer, Game Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet

### Fireplace Information

- Family Room, Gas Starter
- Has Fireplace

### Flooring Information

- Carpet, Tile

### Heating Information

- Central Furnace, Fireplace, Forced Air
- Has Heating

### Interior Features

- Dry Bar, Sunken Living Room
- Levels: Two

- Main Level Bathrooms: 1
- Main Level Bedrooms: 1
- Spa Features: Association, Community
- Has Spa

## Exterior

### Exterior Information

- Structure Type: House

### Exterior Features

- Pool Features: Association, Community Pool, In Ground

### Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Front Yard

### Property Information

- Common Interest: Planned Development
- Total # of Units: 1
- Common Walls: No Common Walls
- Living Area Source: Assessor's Data
- Parcel Number: 53011254
- Total # of Stories: 2
- Year Built Source: Assessor

## Financial

### Assessments Information

- Assessments: Sewer Assessments

## Utilities

### Utilities Information

- [Internet: High speed available](#)
- Sewer: Public Sewer, Soils Analysis Septic
- Water Source: District/Public

## Location

### Homeowners Association

- Is Part of Association
- Association Name: Woodside
- Association Fee: \$150
- Association Fee Frequency: Monthly
- Association Amenities: Pool, Spa, Outdoor Cooking Area, Picnic Area, Playground

### Neighborhood Information

- Community Features: Curbs, Gutters, Sidewalks, Storm Drains, Street Lighting, Suburban

### School Information

- Elementary School: Santiago Hills
- Middle Or Junior School: Sierra Vista
- High School: Northwood
- High School District: Irvine Unified
- Elementary School 2: SANHIL
- Middle Or Junior School 2: SIEVIS
- High School 2: NORTHW

### Location Information

- Latitude: 33.72107200
- Longitude: -117.76605200
- Other Subdivision Name: Woodside (WS1)
- Directions: From Irvine Blvd into Palo Lado, Left on Retozo and then Right on Abeto
- Road Frontage Type: Access via City Streets, Access via Highway
- Subdivision Name: Woodside (WS1)

## Other

### Listing Information

- Buyer Agency Compensation: 2.000
- Buyer Agency Compensation Type: %
- StartShowingDate: 2022-07-02

### Listing Agent Information

- List Agent First Name: Mary
- List Agent Last Name: Jafarkhani
- Co-List Agent First Name: Mike
- Co-List Agent Last Name: Jafarkhani

**Listing Office Information**

- List Office Name: Re/Max Premier Realty
- Co-List Office Name: Re/Max Premier Realty

Details provided by CRMLS and may not match the public record. [Learn more.](#)

## File and Tax History for 23 Abeto

**Sale History** Tax History

**Today**

○ Jul 31, 2022 Date	Relisted (Active Under Contract) CRMLS #OC22144768	— Price
○ Jul 26, 2022 Date	Relisted (Active) CRMLS #OC22144768	— Price
○ Jul 19, 2022 Date	Contingent (Active Under Contract) CRMLS #OC22144768	— Price
○ Jul 2, 2022 Date	Listed (Active) CRMLS #OC22144768	\$1,500,000 Price

**May 1979, Sold for \$149,000**

○ May 2, 1979 Date	Sold (Public Records) Public Records	\$149,000 Price
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# Schools

## GreatSchools Summary Rating




9/10	<b>Santiago Hills Elementary Sc...</b> Public, K-6 • Serves this home	582 Students	0.4mi Distance	★★★★☆ 13 reviews
9/10	<b>Sierra Vista Middle School</b> Public, 7-8 • Serves this home	919 Students	0.4mi Distance	★★★★☆ 14 reviews
9/10	<b>Northwood High School</b> Public, 9-12 • Serves this home	2195 Students	1.0mi Distance	★★★★☆ 25 reviews


School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.


# Around This Home

## Transportation in 92620

 42 / 100 Car-Dependent Walk Score®	 24 / 100 Minimal Transit Transit Score®	 74 / 100 Very Bikeable Bike Score®
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**Places**  
9 groceries, 66 restaurants, 26 parks



# Public Facts for 23 Abeto

Beds	4
Baths	3
Finished Sq. Ft.	2,951
Unfinished Sq. Ft.	—
Total Sq. Ft.	2,951
Stories	2
Lot Size	5,000 Sq. Ft.
Style	Single Family Residential
Year Built	1978
Year Renovated	1978
County	Orange County
APN	53011254


Home facts updated by county records on Jun 8, 2022.

## Climate Risk

### About Climate Risk


Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

### Flood Risk Provided by Risk Factor™





**Flood Factor**  
Minimal - This property is unlikely to flood over the next 30 years.

[>](#)

 **Storm Risk**  
Relatively Low - 13 storms expected in 2050 >

 **Drought Risk**  
Extreme - Water stress expected to be 124% in 2050 >

 **Heat Risk**  
Relatively Low - 26 hot days expected in 2050 >

 **Fire Risk**  
Moderate - 1% of land expected to burn in 2050 >

Climate risk data is provided for informational purposes only. If you have questions or feedback about this data, get help at riskfactor.com and climatecheck.com.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

## Redfin Estimate for 23 Abeto

# \$1,551,009

+\$51K over list price of \$1.50M

Redfin Estimate based on recent home sales. [View estimate history.](#)



**\$1,565,000** Sold Price A

4 Beds 3.5 Baths 2,588 Sq. Ft.

9 Savannah, Irvine, CA 92620

Century 21 Award

+ \$97/sq ft

↓ 1 year older

**\$1,455,000** Sold Price B

4 Beds 3 Baths 2,178 Sq. Ft.

16 Brillantez, Irvine, CA 92620

+ \$160/sq ft

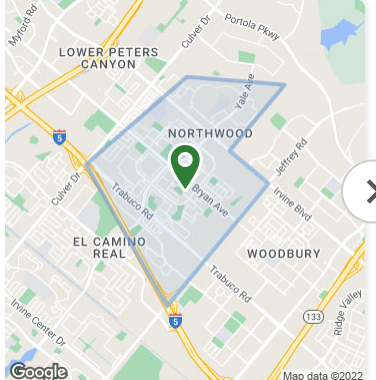
[View comparables on map](#) ▾

Track this home's value and get nearby sales activity [Claim This Home](#)

## Local Estate Market Insights for 23 Abeto

[Redfin](#) > [California](#) > [Irvine](#) > [92620](#)

### Single-Family Home Sales (Last 30 days)

<b>Northwood</b> Neighborhood			
<b>\$1.52M</b>	<b>35</b>	<b>17</b>	
Median List Price	Median Days on Mkt.	# Listed Homes	
<b>\$657</b>	<b>99.6%</b>	<b>8</b>	
Median \$ / Sq. Ft.	Median Sale-to-List	# Sold Homes	

### Single-Family Home Trends in Northwood

- Median Sale Price ▾
- Single Family Homes ▾

### Median Sale Price (Single Family Homes)

# \$1,550,000

+24.8% YoY | Jun 2022

1y 3y 5y



Based on Redfin calculations of home data from MLS and/or public records.

➦ Share
</> Embed

Location	Data Jun 2022	Growth % YoY
Northwood	<b>\$1,550,000</b>	<b>+24.8%</b>

[See more market trends in Northwood](#)

### Market Competition in Northwood

Calculated over the last 3 months

# 68

 Somewhat Competitive  
Redfin Compete Score™ ⓘ

0 100

- Some homes get multiple offers.
- The average homes sell for about **3%** above list price and go pending in around **21 days**.
- Hot homes can sell for about **6%** above list price and go pending in around **14 days**.

## Compare to nearby Neighborhoods



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## Recommended For You

Based on homes you've looked at.

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**\$875,000**

3 Beds 2 Baths 1,686 Sq. Ft.

2902 Denmead St, Lakewood, CA 90712

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**\$819,888**

3 Beds 1 Bath 1,225 Sq. Ft.

2412 Del Amo Blvd, Lakewood, CA 90712

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**\$849,000**

3 Beds 2 Baths 1,681 Sq. Ft.

4513 Lakewood Blvd, Lakewood, CA 90712

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LISTED BY REDFIN

3D WALKTHROUGH



**\$725,000**

2 Beds 1 Bath 966 Sq. Ft.

3203 Del Amo Blvd, Lakewood, CA 90712

---

**\$839,000**

3 Beds 1 Bath 1,026 Sq. Ft.

5002 Hersholt Ave, Lakewood, CA 90712

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**\$1,050,000**

3 Beds 2 Baths 1,808 Sq. Ft.

4314 Pepperwood Ave, Long Beach, CA 90808

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## Nearby Similar Homes

Homes similar to 23 Abeto are listed between \$1,300K to \$3,000K at an average of \$700 per square foot.

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3D WALKTHROUGH

**\$1,790,000**

4 Beds 2.5 Baths 3,264 Sq. Ft.

3 Ribera, Irvine, CA 92620

Your Home Sold Guaranteed Realty

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3D WALKTHROUGH

**\$1,799,000**

4 Beds 3.5 Baths 2,804 Sq. Ft.

6 Petaluma, Irvine, CA 92602

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**\$2,999,500**

4 Beds 3 Baths 3,923 Sq. Ft.

2 Rolling Hls, Irvine, CA 92602

---

**\$1,345,000**

3 Beds 2.5 Baths 1,535 Sq. Ft.

10 Augusta, Irvine, CA 92620

---

3D WALKTHROUGH

**\$1,300,000**

3 Beds 2.5 Baths 1,759 Sq. Ft.

7 Amargosa, Irvine, CA 92602

**\$2,180,000**

4 Beds 3.5 Baths 3,449 Sq. Ft.

9 Twin Br, Irvine, CA 92620

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## Nearby Recently Sold Homes

Nearby homes similar to 23 Abeto have recently sold between \$1,368K to \$1,882K at an average of \$655 per square foot.

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SOLD MAR 14, 2022

**\$1,680,000** Last Sold Price

4 Beds 3 Baths 2,925 Sq. Ft.

5 E Trenton, Irvine, CA 92620

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SOLD JUN 8, 2022

**\$1,882,000** Last Sold Price

3 Beds 2.5 Baths 2,618 Sq. Ft.

5 Ribera, Irvine, CA 92620

---

SOLD JUN 10, 2022 VIDEO TOUR

**\$1,550,000** Last Sold Price

4 Beds 2.5 Baths 2,635 Sq. Ft.

4 Yankee, Irvine, CA 92620

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[View More Recently Sold Homes](#)

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## More Real Estate Resources

### New Listings in 92620

[30 Long Fellow](#)

[85 Lakepines Unit 8B](#)

[34 Grassland](#)

[372 Monroe #198](#)

[77 Dunmore](#)

[37 Roycroft](#)

[Show More](#) 

## Nearby Cities

[Tustin](#) homes for sale

[Pasadena](#) homes for sale

[Whittier](#) homes for sale

[Mission Viejo](#) homes for sale

[Huntington Beach](#) homes for sale

[Orange](#) homes for sale

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## Zip Codes

[92612](#) homes for sale

[92691](#) homes for sale

[92618](#) homes for sale

[92653](#) homes for sale

[92604](#) homes for sale

## Neighborhoods

[Quail Hill](#) homes for sale

[Baker Ranch](#) homes for sale

[Shady Canyon](#) homes for sale

[Turtle Ridge](#) homes for sale

[Orchard Hills](#) homes for sale

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[Irvine Property Records](#)

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## Frequently Asked Questions for 23 Abeto

What is 23 Abeto?



When was this home

How many photos are available for this home?



How competitive is

How much is this home worth?



What comparable h

How long has this home been listed on Redfin?



What's the full addr

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