

← Feed

≡ 9

← **Feed**

Overview

Property details

Sale & tax history

Schools

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PENDING SALE ON SEP 19, 2023

34 Statehouse Pl, Irvine, CA 92602

\$1,600,000

Est. \$11,281/mo [Get pre-approved](#)

5

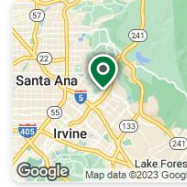
Beds

3.5

Baths

3,393

Sq Ft



This home is pending

The seller has accepted an offer, and this property is now pending.

Have questions?



Jill Garland
Irvine Redfin
Agent
Jill Garland typically replies in about **3 minutes**

Write a message...

Ask a question

Text or call **310-279-6800**

About this home

Beautiful 2-story single-family residence in West Irvine, with NO HOA fees. Built in 1998, this corner-lot property sits on a 6,240 square foot lot with 5 bedrooms and 3.5 bathrooms, with a total of 3,393 sq ft of living space. The double-door entry leads you into the formal living room

[Show more](#) ▾

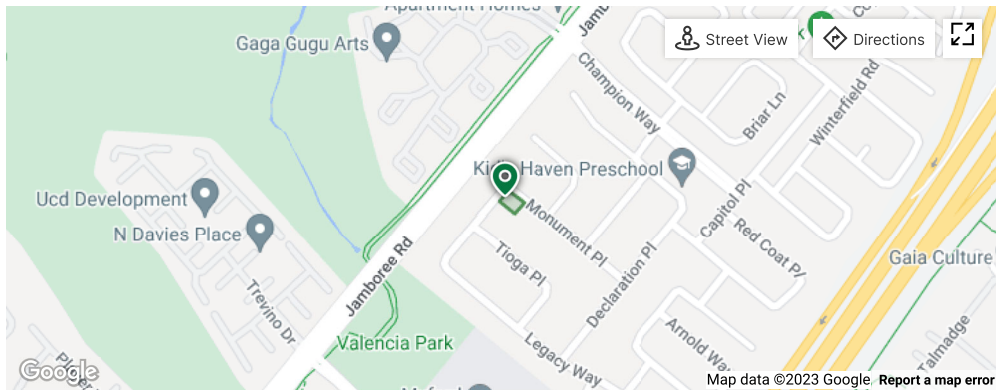
Listed by Daniel Poon • DRE #01897213 • eXp Realty of California Inc
Redfin checked: **5 minutes ago** (Sept 25, 2023 at 10:48am) • Source: CRMLS #OC23164352

Home facts

Time on Redfin	11 days
Property Type	Single Family Residence
Year Built	1998
Community	WI - West Irvine
Lot Size	6,240 Sq. Ft.

Price insights

Est. Mo. Payment	\$11,281
Redfin Estimate	\$1,761,366
Price/Sq.Ft.	\$472
Buyer's Agent Commission	2%



Ask Redfin agent Jill a question



Jill Garland

Irvine Redfin Agent

Jill Garland typically replies in about **3 minutes**

Write a message...

I'd like more home details.

I'm interested in making an offer.

Ask a question

Text or call **(949) 569-5279**

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Payment calculator

\$11,106 per month ⓘ [Reset](#)

[Get pre-approved](#)

● Principal and interest	\$9,012
● Property taxes	\$1,667
● Homeowners' insurance	\$427

Down payment

20% (\$320,000) ✎

Home price

\$1,600,000 ✎

Loan details


30-yr fixed jumbo, 7.57% ✎

...

Down payment ✕

Cash ⓘ

\$320,000	20%
-----------	-----





Have a home to sell?


Add my home equity

Cash	\$320,000
Home Equity	\$0
Total Down:	\$320,000 (20%)

Additional resources

 **Down payment assistance** >
View down payment assistance programs for this home.


 **Electricity and solar**
View estimated energy costs and solar savings for this home

 **Internet**
View Internet plans and providers available for this home

Provided by Down Payment Resource, Wattbuy, and AllConnect 

Additional services

Find a VA Loan
[0% Down VA Home Loans: Get Quote](#)

Advertisement 

Check Your Report
[View Your Credit Score](#)

Advertisement 

Open houses

 No upcoming open houses

Schedule a tour today
Tour with Redfin and one of our agents will be there to answer all your questions.

[Schedule tour](#)

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Property details for 34 Statehouse Pl

Parking

Parking / Garage Information

Uncovered Spaces: 3
Attached Garage
of Garage Spaces: 3
Driveway Up Slope From Street, Garage, Garage - Front Entry
Has Parking
of Parking Spaces: 6

Interior

Laundry Information

Has Laundry
In Garage

Kitchen Information

Appliances: Gas Oven, Gas Cooktop, Microwave
Has Appliances
In Kitchen
Tile Counters

Bathroom Information

of Baths (Full): 3
of Baths (1/2): 1
Tile Counters

Cooling Information

Central
Has Cooling

Room Information

All Bedrooms Up

Fireplace Information

Family Room
Has Fireplace

Flooring Information

Laminated

Heating Information

Central Furnace
Has Heating

Interior Features

Entry Level: 1
Entry Location: Front
Block Walls
Levels: Two
Main Level Bathrooms: 1
Main Level Bedrooms: 0

Exterior

Exterior Information

Structure Type: House
Construction Materials: Stucco

Foundation Information

Foundation Details: Concrete Slab

Exterior Features

Patio And Porch Features: Porch - Front
Has Patio
Pool Features: None

Pool Features: none

Lot Information

Elevation Units: Feet

Lot Size Source: Assessor's Data

Lot Features: Back Yard, Landscaped

Property Information

Total # of Units: 1

Common Walls: No Common Walls

Living Area Source: Assessor's Data

Parcel Number: 53039305

Total # of Stories: 2

Year Built Source: Public Records

Property ADU: No

Financial

Assessments Information

Assessments: Unknown

Utilities

Utilities Information

Sewer: Public Sewer

Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Water Source: District/Public

Location

Neighborhood Information

Community Features: Sidewalks, Street Lighting

School Information

Elementary School: Myford

Middle Or Junior School: Pioneer

High School: Beckman

High School District: Irvine Unified

Elementary School 2: MYFORD

Middle Or Junior School 2: PIONEER

High School 2: BECKMAN

Location Information

Latitude: 33.73847800

Longitude: -117.77545300

Other Subdivision Name: Traditions (TRAD)

Directions: Jamboree Rd. & Champion Way

Subdivision Name: Traditions (TRAD)

Other

Listing Information

Buyer Agency Compensation: 2.000

Buyer Agency Compensation Type: %

Listing Agent Information

List Agent First Name: Daniel

List Agent Last Name: Poon

Listing Office Information

List Office Name: eXp Realty of California Inc

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

Advertisement

[Report ad](#)

Sale and tax history for 34 Statehouse Pl

Sale History Tax History

Today

Sep 19, 2023	Pending (Pending Sale)	—
<small>Date</small>	<small>CRMLS #OC23164352</small>	<small>Price</small>
Sep 4, 2023	Listed (Active)	\$1,600,000
<small>Date</small>	<small>CRMLS #OC23164352</small>	<small>Price</small>

Nov 1998, Sold for \$430,000

Nov 25, 1998	Sold (Public Records)	\$430,000
<small>Date</small>	<small>Public Records</small>	<small>Price</small>

Public facts and zoning for 34 Statehouse Pl

Beds	5
Baths	3.5
Finished Sq. Ft.	3,393
Unfinished Sq. Ft.	—
Total Sq. Ft.	3,393
Stories	—
Lot Size	6,240 Sq. Ft.
Style	Single Family Residential
Year Built	1998
Year Renovated	1998
County	Orange County

APN 53039305

Home facts updated by county records on Sep 14, 2023.

Additional resources

 **Zoning**
 2.3F | Permitted: Single-Family, Multi-Family, ADU, Commercial, Industrial >

Schools

GreatSchools Summary Rating

- 7/10 Myford Elementary School**
Public, K-5 • Serves this home • 0.2mi >
- 8/10 Pioneer Middle School**
Public, 6-8 • Serves this home • 0.8mi >
- 9/10 Arnold O. Beckman High School**
Public, 9-12 • Serves this home • 1.4mi >




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

[Redfin](#) > [California](#) > [Orange County](#) > [92602](#)

Transportation near 34 Statehouse Pl

 11 /100 Car-dependent Walk Score®	 13 /100 Minimal transit Transit Score®	 57 /100 Bikeable Bike Score®
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 **Places**
5 groceries, 27 restaurants, 12 parks >


 **Transit**
Working on getting accurate and current transit info for this home.

Climate risks


About climate risks

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

Risk Factor ⓘ

 **Flood Factor - Moderate** >
22% chance of flooding in next 30 years

 **Fire Factor - Major** >
4% chance of being in a wildfire in next 30 years

 **Heat Factor - Major** >
7 days above 92° expected this year, 21 days in 30 years

 **Wind Factor - Minimal** >
Minimal risk of severe winds over next 30 years

[View full Risk Factor report](#)

Provided by First Street Foundation ⓘ

Redfin Estimate for 34 Statehouse Pl

Redfin has the most accurate online home estimate ⓘ

\$1,761,366

▲ **\$161K** over list price of \$1.60M

Nearby comparable homes

The Redfin Estimate uses 6 recent nearby sales, priced between \$1.5M to \$2.6M..



VIDEO TOUR

\$1,510,000 Sold Price

4 Beds 3 Baths 2,287 Sq. Ft.
48 Boulder Creek Way, Irvine, CA 92602

- + \$188/sq ft
- ↓ smaller lot
- ↓ 1 year older




\$1,608,000 Sold Price


4 Beds 2.5 Baths 2,691 Sq. Ft.
24 Easthaven, Irvine, CA 92602

- + \$126/sq ft
- ↓ smaller lot
- ↑ 1 year newer

[View comparables on map](#)

More resources

 **Rental earnings** >
Est. \$6,146 per month, based on comparable rentals

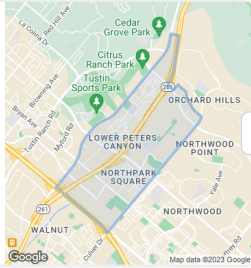
 **Lower Peters Canyon real estate market**
Working on getting market trends data for this area

Real estate market insights for 34 Statehouse Pl

Single-Family Home sales (last 30 days)

Lower Peters Canyon Neighborhood

\$1.89M Median list price	26 Median days on mkt.	7 # listed homes
\$801 Median \$ / sq. ft.	102.5% Median sale-to-list	3 # sold homes



Single Family Homes trends in Lower Peters Canyon

Median Sale Price	# of Homes Sold	Median Days on Market
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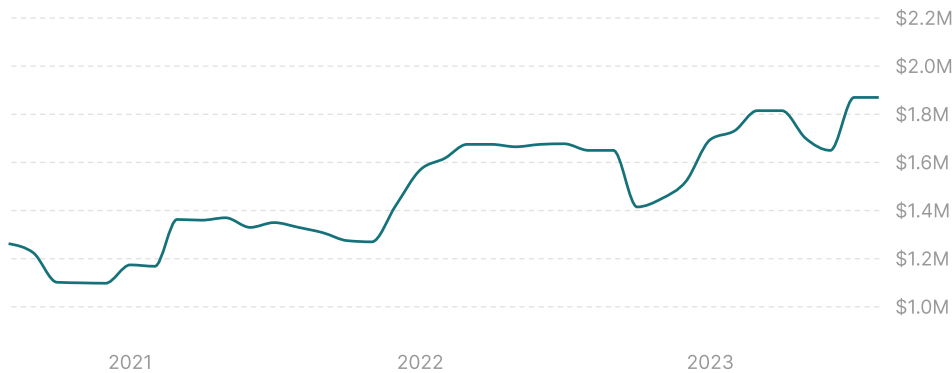
Single Family Homes
▼

Median Sale Price (Single Family Homes)

\$1,870,000

+13.3% YoY | Aug 2023

1 year **3 year** 5 year



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

 **Share**

 **Embed**

Location

Data
Aug 2023

Growth
% YoY

Lower Peters Canyon

\$1,870,000

+13.3%

See more market trends in Lower Peters Canyon

Market competition in Lower Peters Canyon

Calculated over the last 3 months

84 Very Competitive Redfin Compete Score™ ⓘ

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **3%** above list price and go pending in around **22 days**.
- Hot homes can sell for about **7%** above list price and go pending in around **16 days**.

Compare to nearby neighborhoods

Nearby similar homes

Homes similar to 34 Statehouse Pl are listed between \$1M to \$4M at an average of \$870 per square foot.

OPEN SUN, 12PM TO 2PM

\$2,200,000

4 Beds 3.5 Baths 2,815 Sq. Ft.
28 Calistoga, Irvine, CA 92602

OPEN SAT, 1PM TO 4PM

\$1,099,000

4 Beds 2.5 Baths 2,052 Sq. Ft.
12942 Browning Ave, North Tustin, CA 92705

\$4,200,000

4 Beds 4.5 Baths 3,712 Sq. Ft.
95 Sunset Cv, Irvine, CA 92602
Keller Williams Pacific Estates La Mirada

OPEN SUN, 1PM TO 4PM

\$3,980,000

4 Beds 4.5 Baths 4,191 Sq. Ft.
7 Spanish Moss, Irvine, CA 92602

\$3,399,000

5 Beds 4 Baths 3,968 Sq. Ft.
2251 Liane Ln, North Tustin, CA 92705

\$1,950,000

4 Beds 3 Baths 2,232 Sq. Ft.
26 Oakhurst Rd, Irvine, CA 92620



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Bay Equity Home Loans

Title Forward

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 **Canada**

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GreatSchools Ratings provided by [GreatSchools.org](#).