

# WESTPARK - CORTINA

## 48 FESTIVO - IRVINE

OFFERED AT  
**\$949,500**



**MARIO GAMBOA**  
AWARD-WINNING REALTOR AND YOUR AREA SPECIALIST.

(949) 230-8901

MARIO@MARIOGAMBOA.COM

TWITTER.COM/MARIOGAMBOA

WWW.MARIOGAMBOA.COM

Lic# 00999273



All Information Deemed To Be Reliable, But Not Guaranteed.

- CORTINA MODEL B-CUSTOM 5 BEDROOMS, 2 1/2 BATHS & 2 CAR GARAGE
- LARGE BACKYARD W/ PRIVATE POOL & COVERED PATIO
- CUSTOM PAINTED INTERIOR, PLANTATION SHUTTERS, FRENCH DOORS & CEILING FANS
- WALK-IN CLOSETS, MIRRORED WARDROBES & SECURITY SYSTEM
- APPROX. 2,387 SF - SOARING CEILINGS IN FORMAL LIVING & DINING ROOMS
- MAIN FLOOR BEDROOM IS CURRENTLY USED AS AN OFFICE
- LARGE FAMILY ROOM W/ FIREPLACE, GOURMET KITCHEN W/ ISLAND & BREAKFAST NOOK
- GARAGE W/ ROLL-UP DOOR & CABINETRY, INSIDE LAUNDRY & FULL-SIZE DRIVEWAY
- QUIET INSIDE TRACT LOCATION, CLOSE TO ASSOCIATION PARKS, TENNIS COURTS & CLUBHOUSE FACILITIES
- WALK TO PLAZA VISTA ELEMENTARY & MIDDLE SCHOOLS
- CLOSE TO SHOPPING, RESTAURANTS & MOVIES

