**Cross Property 360 Property View**

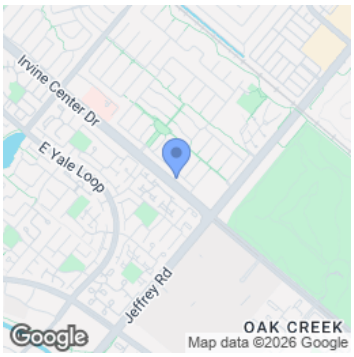
# 5322 Royale Avenue, Irvine, CA 92604

Listing

**5322 Royale Ave, Irvine 92604** STATUS: **Active** LIST PRICE: **$2,803,000**

From I-5: Exit Irvine Center Drive and head east/southeast. Turn onto Lorraine Way, then turn onto Royale Avenue.




BED / BATH: **5/4,1,0,0**
SQFT(src): **3,537 (B)**
PRICE PER SQFT: **$792.48**
LOT(src): **6,000/0.1377 (A)**
LEVELS: **Two**
GARAGE: **2/Attached**
YEAR BUILT(src): **1970 (ASR)**
PROP SUB TYPE: **SFR/D**
DAM / CDAM: **124/124**
SLC: **Auction**
PARCEL #: **45102503**
LISTING ID: **PW26129840**

SKYSLOPE FORMS

## DESCRIPTION

**Property is being offered via auction. Set behind the privacy of one of Irvine's most established and tightly held streets, this is not a remodel — it's a near-complete 2022 rebuild that reimagines a Ranch-neighborhood home as turnkey, contemporary new construction. Reframed from the studs out (only a single original kitchen wall and a small section of roof remain), the residence was expanded to an expansive 3,537 square feet of light-filled living space, with no HOA and no Mello-Roos — a rarity at this scale in central Irvine. A custom 6-foot mahogany entry door with satin-nickel hardware opens to a dramatic two-story living room, where soaring ceilings and oversized windows pull in natural light and frame tranquil street and treetop views. The open-concept chef's kitchen anchors the main level with Asheville Cotton white cabinetry, Crystalized Imperios nano countertops, a large center island, premium stainless steel appliances, and new Kohler fixtures — flowing seamlessly into a generous family room built for everyday gathering. A walk-in storage/pantry room adds practical luxury. The flexible floor plan offers 5 bedrooms and 4.5 baths, including a private main-floor en-suite with its own backyard access — ideal for guests, multi-generational living, or a home office. Upstairs, a redesigned staircase leads to four bedrooms highlighted by a dual primary-suite configuration; the main suite opens to an upgraded balcony with sweeping neighborhood views. Water-resistant laminate flooring runs throughout the ground level, and 22 owned solar panels deliver lasting energy efficiency. Outdoors, a low-maintenance turf backyard and a new laminate-glass Mesa garage door complete a polished, move-in-ready package. All within award-winning Irvine Unified (Deerfield Elementary, Venado Middle), minutes from the Irvine Spectrum, UCI, IVC, and effortless I-5 / I-405 access. Modern, sophisticated, and truly turnkey — a must-see**

EXCLUSIONS:

INCLUSIONS:

AREA: **EC - El Camino Real**
SUBDIVISION: **Ranch (RC)/Ranch (RC)**
COUNTY: **Orange**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?: **No**

LIST $ ORIGINAL: **$2,803,000**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING:
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER: **No**
ROOM TYPE: **Entry, Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite**
EATING AREA: **Area, Family Kitchen**

COOLING: **Central Air**
HEATING: **Central**
VIEW: **None**
WATERFRONT:
LAUNDRY: **Dryer Included, Individual Room, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

## INTERIOR

INTERIOR: **Balcony, Open Floorplan, Pantry, Two Story Ceilings**
MAIN LEVEL BEDROOMS: **1**
MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
APPLIANCES: **Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Microwave, Range Hood, Water Heater, Water Purifier**
KITCHEN FEATURES: **Kitchen Island, Kitchen Open to Family Room, Stone Counters**
BATHROOM FEATURES:

FLOORING:
ENTRY LOC/ENTRY LVL: **1/1**
FIREPLACE: **None**

## EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
POOL: **None**

PATIO/PORCH: **Porch**
SPA: **None**

## BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: **Modern**
DOOR:
WINDOW:

ROOF: **Shingle**
FOUNDATION DTLS:
PROP COND: **Updated/Remodeled**

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN: **No**

## GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
# REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

## GREEN

GREEN ENERGY GEN:
GREEN ENERGY EFF:
GREEN SUSTAIN:
GREEN WTR CONSERV:
WALK SCORE:

## POWER PRODUCTION

POWER PRODUCTION: **Yes**
GREEN VERIFICATION: **No**
POWER PROD TYPE: **Photovoltaics**
POWER PROD SIZE:
POWER PROD YR INSTALL: **2022**
POWER PROD ANNUAL:
POWER PROD ANNUAL STATUS:
POWER PROD OWNERSHIP: **Owned**

## COMMUNITY

HOA FEE: **$0**
HOA NAME:
HOA PHONE:
# OF UNITS: **1**
HOA FEE 2:
HOA NAME 2:
HOA PHONE 2:
# UNITS IN COMMUNITY:
HOA FEE 3:
HOA NAME 3:
HOA PHONE 3:
STORIES TOTAL: **2**
OTHER FEES:
HOA AMENITIES:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

## LAND

LAND LEASE?: **No**
LAND LEASE AMOUNT:
UTILITIES:
TAX LOT: **6**
PARCEL #: **45102503**
LAND LEASE AMT FREQ:
ELECTRIC:
TAX BLOCK:
ADDITIONAL APN(s): **No**
LAND LEASE PURCH?:
WATER SOURCE: **Public**
TAX TRACT #: **7012**
LAND LEASE RENEW:
LOT SIZE DIM:
ZONING:
LAND LEASE EXP DATE:
ASSESSMENTS: **None**
TAX OTHER ASSESSMENT: **$238**
TAX OTHER ASSESS SOURCE: **Estimated**

## SCHOOL

HIGH SCHOOL DISTRICT: **Irvine Unified**
ELEMENTARY:
MIDDLE/JR HIGH:
HIGH SCHOOL:
HIGH SCH DIST SOURCE:
ELEM SOURCE:
MIDDLE/JR SOURCE:
HIGH SOURCE:
ELEMENTARY OTHER:
MIDDLE/JR HIGH OTHER:
HIGH SCHOOL OTHER:

## LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **Conventional**
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?:
CONTINGENCY LIST:
CONTINGENCY:

## DATES

TERMS: **Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**
LIST CONTRACT DATE: **06/09/26**
START SHOWING DATE:
ON MARKET DATE: **06/14/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **06/14/26**
MOD TIMESTAMP: **10/16/26**
EXPIRED DATE: **06/08/27**
PURCH CONTRACT DATE:
ENDING DATE:

**PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on December 11, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/**

## SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
LOCK BOX LOCATION: **none**
OCCUPANT TYPE: **Owner**
SHOW CONTACT NAME:
LOCK BOX TYPE: **None**
OWNER'S NAME:
SHOW CONTACT PH:
SHOW INSTRUCTIONS: **Drive-by only**
DIRECTIONS: **From I-5: Exit Irvine Center Drive and head east/southeast. Turn onto Lorraine Way, then turn onto Royale Avenue.**

## AGENT / OFFICE

LA: **(PWLUUKAR) Karen Ngoc Lang Luu**
LA State License: **01426053**
CoLA:
CoLA State License:
LO: **(PB20347) Century Financial Group, Corp.**
LO State License: **01930905**
LO PHONE: **442-386-2495**
LO FAX: **714-892-0222**
CoLO:
CoLO State License:
CoLO PHONE:
CoLO FAX:
Offers Email: **kluu2495@gmail.com**

## CONTACT PRIORITY

1.LA DIRECT: **4423862495**

AGENT FULL: Residential LISTING ID: PW26129840

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