

# \$630,286 - 16522 Botanical Lane, Fontana

MLS® #IG25007600

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## \$630,286

3 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0 Acres

N/A, Fontana,

This elegant two-story, turnkey residence welcomes guests with a picturesque front porch, setting the tone for the sophisticated interior. Upon entry, the expansive great room seamlessly flows into a refined open dining area and a chef-inspired kitchen, meticulously designed for both functionality and style. Ascend to the second floor, where you'll find a bright and airy loft, a thoughtfully placed laundry room, and three well-appointed bedrooms, including the indulgent primary suite. The suite features an oversized walk-in closet and a private bath, offering a true retreat. Every detail of this home has been carefully curated, from the exquisite quartz countertops in the kitchen to the rich wood laminate flooring on the lower level and pre-wiring for ceiling fans throughout.

Ideally situated in North Fontana, Iris at The Arboretum showcases an exceptional collection of two-story homes with open-concept layouts and designer finishes. This desirable community in the heart of San Bernardino County is a must-see for discerning homebuyers. Residents enjoy an array of premium amenities, including a clubhouse, resort-style pool, fitness center, parks, and playgrounds. The spacious homesites offer ample privacy, while the community's dog park and picnic areas provide a perfect setting for leisure and relaxation. Experience the finest in Inland Empire living—visit today!



Built in 2025

Essential Information

MLS® #	IG25007600
Price	\$630,286
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Randy Anderson
Listing Office	RICHMOND AMERICAN HOMES

Community Information

Address	16522 Botanical Lane
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino
Zip Code	92336

Amenities

Amenities	Clubhouse, Sport Court, Dog Park, Fitness Center, Meeting Room, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Fire Pit, Outdoor Cooking Area
Parking Spaces	2
Parking	Door-Multi, Garage, Guest, No Driveway
# of Garages	2
Garages	Door-Multi, Garage, Guest, No Driveway
View	None
Has Pool	Yes
Pool	Community, Association
Security	Fire Detection System, Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior	Stucco, Frame
Lot Description	Sprinklers In Front, Close to Clubhouse, Drip Irrigation/Bubblers, Sprinklers Timer, Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Construction	Stucco, Frame

## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Stone Counters, Recessed Lighting, All Bedrooms Up, Attic
Appliances	Built-In Range, Electric Cooktop, Electric Water Heater, Double Oven
Heating	Central
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Fontana Unified
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## Additional Information

Date Listed	January 12th, 2025
Short Sale	N
RE / Bank Owned	N

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