

# \$657,353 - 16523 Botanical Lane, Fontana

MLS® #IG25008743

**\$657,353**

4 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0 Acres

N/A, Fontana,

Experience the Naples floor plan, designed for modern living. Start with a welcoming porch and step into a spacious great room, perfect for relaxing or entertaining. This home offers 4 spacious bedrooms, including one conveniently located on the first floor, perfect for guests or multi-generational living.

The kitchen shines with quartz countertops, 42" white cabinets, a roomy pantry, and a central island, seamlessly connecting to the open dining area.

The luxurious primary suite offers a walk-in closet and a private bath, while a convenient laundry room and 2-car garage complete the home.



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® #	IG25008743
Price	\$657,353
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	1,840
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	16523 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, Fire Pit, Meeting Room, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s)
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	Frame, Stucco
Lot Description	Close to Clubhouse, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers

	Timer, Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Construction	Frame, Stucco

## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Stone Counters, Recessed Lighting, Attic
Appliances	Built-In Range, Double Oven, Electric Cooktop, Electric Water Heater
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 13th, 2025
Days on Market	43
Short Sale	N
RE / Bank Owned	N

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