

# **\$649,704 - 16525 Botanical Lane, Fontana**

MLS® #IG25008751

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## **\$649,704**

3 Bedroom, 3.00 Bathroom, 1,830 sqft  
Residential on 0 Acres

N/A, Fontana,

Discover this stunning Nagano floorplan, perfectly designed for comfort and style. From the moment you step onto the inviting porch, you'll feel right at home. The well-appointed kitchen is a chef's dream, featuring 42" white cabinetry, sleek quartz countertops, a spacious pantry, and a central island ideal for meal prep and casual dining. The open dining area flows seamlessly into the expansive great room, creating the perfect space for entertaining or relaxing. The luxurious primary suite is a private retreat, complete with a generously sized walk-in closet and a spa-like en-suite bath.

Additional highlights include a convenient laundry room, a versatile storage area, and a 2-car garage.

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® #	IG25008751
Price	\$649,704
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,830
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	16525 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	56
Short Sale	N
RE / Bank Owned	N

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