

# **\$670,353 - 16503 Botanical Lane, Fontana**

MLS® #IG25023601

---

**\$670,353**

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® #	IG25023601
Price	\$670,353
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	16503 Botanical Lane
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino
Zip Code	92336

## Amenities

Amenities	Clubhouse, Sport Court, Dog Park, Playground, Pool, Spa/Hot Tub, Barbecue, Fire Pit, Fitness Center, Meeting Room, Outdoor Cooking Area, Picnic Area, Recreation Room, 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	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, Recessed Lighting, Attic, Quartz Counters, Stone Counters
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
----------	-----------------

## Additional Information

Date Listed	February 1st, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 7:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.