

# \$608,990 - 16502 Botanical Lane, Fontana

MLS® #IG25039358

**\$608,990**

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!



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | IG25039358              |
| Price          | \$608,990               |
| 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     | 16502 Botanical Lane |
| Area        | 264 - Fontana        |
| Subdivision | N/A                  |
| City        | Fontana              |
| County      | San Bernardino       |
| Zip Code    | 92336                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Barbecue, Picnic Area, Playground, Clubhouse, Dog Park, Fire Pit, Fitness Center, Meeting Room, Outdoor Cooking Area, Pool, Recreation Room, Spa/Hot Tub, Sport Court, 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           | Association, Community   |
| Security       | Fire Sprinkler System, Smoke Detector(s), Fire Detection System  |

## Exterior

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, 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 21st, 2025 |
| Days on Market  | 190                 |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 2:01am 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.