

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

MLS® #IG25039358

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## **\$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!



Built in 2025

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
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## Additional Information

Date Listed	February 21st, 2025
Days on Market	190
Short Sale	N
RE / Bank Owned	N

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