

# \$649,999 - 13797 Mesquite Drive, Fontana

MLS® #IG25115732

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## \$649,999

3 Bedroom, 2.00 Bathroom, 1,329 sqft  
Residential on 0 Acres

N/A, Fontana,

Welcome to 13797 Mesquite Drive – Your Dream Fontana Retreat! Discover the perfect blend of comfort, style, and outdoor living in this beautifully renovated 3-bedroom, 2-bath single-story home, ideally located in the heart of Southridge, Fontana. With quick access to the 10, 15, and 60 freeways, commuting and exploring the Inland Empire is a breeze. From the moment you arrive, a charming front porch and manicured front yard invite you into a bright, welcoming interior. Inside, you’ll find high ceilings, stylish laminate flooring, a custom wood accent wall, and a cozy gas fireplace that adds warmth and character to the living space. The heart of the home features an updated eat-in kitchen with quartz countertops, stainless steel appliances, and direct access to the backyard – making indoor-outdoor living seamless. Sliding glass doors open to a private backyard oasis, complete with a sparkling heated pool and spa, tranquil waterfall, built-in BBQ island, lush green lawn, and a turf side yard offering low-maintenance greenery and extra space to relax or play. The expansive primary suite offers generous closet space and a peaceful retreat. Two additional bedrooms, a convenient indoor laundry area, and extra storage ensure comfort and functionality throughout. This home is also equipped for modern living, powered by an oversized solar system that supports EV charging and full energy needs year-round – keeping utility bills low while promoting eco-friendly living.



Additional features include central A/C, fire sprinklers, a two-car garage, and smart landscaping with an automatic sprinkler system. Conveniently located near parks, schools, shopping, and major freeways, this move-in ready home offers the perfect balance of everyday convenience and resort-style living. Don't miss the opportunity to make this Fontana gem your own. Schedule your private showing today. \*\*\*Seller willing to help with buyer's rate buy down.

Built in 1996

**Essential Information**

MLS® #	IG25115732
Price	\$649,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,329
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Vargas
Listing Office	Fiv Realty Co.

**Community Information**

Address	13797 Mesquite Drive
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino
Zip Code	92337

**Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Water Available, Cable Connected, Electricity Connected,
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	Natural Gas Connected, Phone Connected, Sewer Available, Water Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Covered, Door-Multi, Garage Door Opener, On Site, Private
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Covered, Door-Multi, Garage Door Opener, On Site, Private
View	Neighborhood, Hills, Trees/Woods
Has Pool	Yes
Pool	Filtered, Gas Heat, Heated, Heated Passively, In Ground, Private, Tile, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Security Lights

## Exterior

Exterior	Stucco, Copper Plumbing, Drywall
Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Near Park, Near Public Transit, Rectangular Lot, Sprinkler System, Street Level
Roof	Tile
Construction	Stucco, Copper Plumbing, Drywall
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting, Attic, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings, Main Level Primary, Storage
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Barbecue, Exhaust Fan, Gas Cooktop, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Attic Fan, Electric
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Fontana Unified
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**Additional Information**

Date Listed	May 27th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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