

\$1,949,000 - 18186 Santa Joanana Circle, Fountain Valley

MLS® #NP25089766

\$1,949,000

5 Bedroom, 4.00 Bathroom, 3,445 sqft
Residential on 0 Acres

Greenbrook (GRNB), Fountain Valley,

MOTIVATED SELLER, SELLER HAS IDENTIFIED NEXT PROPERTY, BRING ALL OFFERS Welcome to 18186 Santa Joanana, a beautifully upgraded residence in the highly sought-after Greenbrook community of Fountain Valley. This expansive SPACEMAKER 2 home offers 5 bedrooms, 4 bathrooms, a large bonus room, and an open loft, with one primary bedroom conveniently located on each floor—perfect for multigenerational living or hosting overnight guests. With 3,445 square feet of thoughtfully designed interior space on a generous 6,120 square foot lot, this home is built for comfort, functionality, and unforgettable gatherings. As you step through the new solid wood front door, you're greeted by a bright, open-concept layout. A past remodel transformed the main level by leveling the former sunken living room and removing select walls, resulting in a spacious, cohesive great room ideal for everyday living and entertaining. The downstairs features newer laminate flooring, creating a seamless flow throughout the expansive floorplan. The architect-designed and fully remodeled kitchen is a true showpiece, boasting custom cabinetry, Cambria quartz countertops, a large island, imported porcelain sink, coffee bar, newer SS KitchenAid appliances, and elegant pendant lighting. Natural light floods the home through well-placed skylights and a newly added kitchen sliding door, enhancing the warm and airy atmosphere throughout.



Upstairs, the large private bonus room offers incredible flexibility and potential for future remodeling—whether you're envisioning a home theater, gym, or an additional bedroom suite, this space is ready to adapt to your needs.

Comfort meets peace of mind with a central air and upgraded HVAC system. The home also includes a new electrical panel.

Step outside to your private backyard retreat with an inviting pool and hot tub, a built-in barbecue, and a cozy in-ground gas fireplace. Whether you're hosting pool parties, BBQs, or cozy evenings outdoors, this space is ready for every occasion.

Attached two-car garage offers added convenience and storage. In quiet neighborhood within the Greenbrook HOA down the street from the community clubhouse and pool, this home also boasts a prime location just minutes from top-rated schools, shopping, dining, parks, and major freeways—making daily commutes and weekend outings incredibly convenient.

18186 Santa Joanana is not just a home, it's a lifestyle upgrade in one of Fountain Valley's most desirable communities.

Built in 1972

Essential Information

MLS® #	NP25089766
Price	\$1,949,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,445
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Brandon Trenkle
Listing Office	Balboa Realty

Community Information

Address	18186 Santa Joanana Circle
Area	16 - Fountain Valley / Northeast HB
Subdivision	Greenbrook (GRNB)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Amenities	Barbecue, Playground, Pool
Parking Spaces	4
Parking	Direct Access, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage
View	Neighborhood, Pool
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Pebble, Private, Association, Filtered, Salt Water
Security	Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Back Yard, Close to Clubhouse, Front Yard, Sprinklers Timer, Zero Lot Line
Windows	Blinds, Double Pane Windows, Skylight(s)
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, See Remarks
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bar, Entrance Foyer, Multiple Primary Suites, Walk-In Closet(s), Loft, See Remarks, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Barbecue

Heating	Central
Cooling	Central Air, See Remarks
Fireplace	Yes
Fireplaces	Decorative, See Remarks
# of Stories	2
Stories	Two

School Information

District	Huntington Beach Union High
Elementary	Courreges
Middle	Fulton

Additional Information

Date Listed	March 16th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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