

# \$1,389,000 - 8937 Swordfish, Fountain Valley

MLS® #OC25007641

**\$1,389,000**

4 Bedroom, 2.00 Bathroom, 2,107 sqft

Residential on 0 Acres

Classic Fountain Valley (CLFV), Fountain Valley,

Sometimes life delivers just when we are ready to receive a bountiful blessing. If this is your time, this lovely home is your answer to prayer; so look up, open your arms, and say thank you. Carefree days and moonlit nights are an everyday celebration with room to spare for every family member and guest in this meticulously maintained and expanded, single level haven in the heart of Fountain Valley. The curb appeal is enhanced by a lush, manicured lawn, and dual pane windows. Every turn offers a discovery that warrants a smile. Good memories are made of great meals and this kitchen delivers with abundant cabinets, breakfast bar, dining nook, a sky light and recessed lights. Gather grateful hearts over Sunday dinners in the formal dining room. The focal point of the living room is the fireplace, beautifully framed by elegant granite and a custom mantle—perfect for cozying up, passing the popcorn, and enjoying a good movie. Here, you can also immerse yourself in music, literature, art, and entertainment, making it a versatile space for relaxation and inspiration. Display your memorabilia & collections in the expansive family room. Every queen deserves a royal lair in which to primp and prepare to meet her public. This spacious primary bedroom features an ensuite bath and a walk-in closet. Go barefoot and curl your toes in the new, soft plush carpet. Adding to the charm, beauty and panache™ are hallway central air conditioning, multiple sky lights, Roman



shades, tankless water heater and new neutral paint throughout. Direct access from the kitchen to 2-car garage with side door, washer/dryer and storage capability. Live like a boss. When moonlight fills the nighttime sky, invite friends and family to raise a glass and dine alfresco under the expansive covered patio. Privacy is achieved with block wall fencing. Academic achievement is the gold standard at award-winning Courreges Elementary, Fulton Middle and Fountain Valley high Schools. The close proximity of shops, restaurants, health clubs, surf, sand and year-round sunshine are the allure of this premier neighborhood and the golden Mecca that is the SoCal lifestyle. Life is what you make it and yours just got exceedingly better. Welcome home.

Built in 1969

## Essential Information

MLS® #	OC25007641
Price	\$1,389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,107
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Nickolas White
Listing Office	Seven Gables Real Estate

## Community Information

Address	8937 Swordfish
Area	16 - Fountain Valley / Northeast HB

Subdivision Classic Fountain Valley (CLFV)  
City Fountain Valley  
County Orange  
Zip Code 92708

## Amenities

Utilities Sewer Connected, Water Connected, Water Available  
Parking Spaces 2  
# of Garages 2  
View Neighborhood  
Pool None

## Exterior

Exterior Features Lighting  
Lot Description Lawn, Landscaped

## Interior

Interior Carpet  
Interior Features Block Walls, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, All Bedrooms Down, Breakfast Area, Built-in Features  
Heating Central, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Fountain Valley  
Elementary Courreges  
Middle Fulton  
High Fountain Valley

## Additional Information

Date Listed September 20th, 2024  
Days on Market 6  
Short Sale N  
RE / Bank Owned N

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