

# **\$575,000 - 12169 Sylvan Riv # 153, Fountain Valley**

MLS® #OC25008823

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## **\$575,000**

2 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 0 Acres

New Chase Condos (NWCH), Fountain Valley,

Charming First-Floor Condo in the Gated New Chase Community! This beautifully updated 2-bedroom, 2-bathroom condo offers the perfect blend of comfort and convenience in one of the most sought-after communities. This home features brand-new flooring and a spacious private patio, perfect for outdoor relaxation or entertaining. Step inside to find an inviting open floor plan, where the living room flows seamlessly into the dining and kitchen areas. The cozy fireplace adds warmth to the space, while sliding glass doors lead you to the large private patio, creating a perfect indoor-outdoor living experience. The well-appointed kitchen offers ample counter space and cabinetry, making meal prep effortless. The primary suite is a true retreat, featuring dual sinks, walk-in closet, and a private water closet for added convenience. The second bedroom is equally spacious, with easy access to the full guest bathroom. Additional highlights include in-unit laundry hookups, newer HVAC, and ample storage throughout. This property has brand new flooring and has been freshly painted. Enjoy resort-style amenities, including two newly remodeled spas and a remodeled sparkling pool, all just steps away. With water and trash included, gated security, and an assigned covered parking space plus a guest parking pass, this home offers both comfort and peace of mind. Centrally located, you're just a short drive from Mile Square Park, South Coast Plaza, Costco, shopping malls, and the 405 &



22 Freeways, making commuting and entertainment a breeze. Donâ€™t miss this incredible opportunity to own a turn-key home in the desirable New Chase community!

Built in 1983

## Essential Information

MLS® #	OC25008823
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.36
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Leah Albagli
Listing Office	Douglas Elliman of California

## Community Information

Address	12169 Sylvan Riv # 153
Area	16 - Fountain Valley / Northeast HB
Subdivision	New Chase Condos (NWCH)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Other, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
Parking Spaces	2
Parking	Asphalt, Assigned, Carport, Covered, Detached Carport, One Space, On Site
Garages	Asphalt, Assigned, Carport, Covered, Detached Carport, One Space, On Site
View	Neighborhood
Has Pool	Yes

Pool	Association, Community
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Screens
Roof	Common Roof

## Interior

Interior	See Remarks
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Built-in Features, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room, Storage, Tile Counters, Unfurnished, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Freezer, Gas Oven, Microwave, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Garden Grove Unified
Elementary	Northcutt
Middle	Fitz
High	Los Amigos

## Additional Information

Date Listed	February 27th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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