

# **\$1,600,000 - 8694 Rogue River Avenue, Fountain Valley**

MLS® #OC25014202

**\$1,600,000**

5 Bedroom, 3.00 Bathroom, 2,620 sqft

Residential on 0 Acres

Greenbrook (GRNB), Fountain Valley,

Great opportunity for this highly sought after 5 bedroom, 3 bath Granada model home.

Double-door entry leads to the unique vaulted ceilings on 2 levels, including the expansive living room with fireplace. It then moves seamlessly to the formal dining room, just off the large kitchen and family room with a wall-of-windows overlooking the rear yard. One bedroom and bath are also conveniently located on the main floor, perfect for guests, mom & dad or a home office. The indoor laundry is also on the main floor. Upstairs are 4 bedrooms, including a huge Primary Suite. This suite has volume ceilings, a walk-in closet and slider to a front balcony. The large, soothing rear yard has a covered patio, swimming pool and spa plus a grass area for the kids or pets. This home is a great opportunity to remodel, choose your own interior finishes and truly make it your own.

Near the park, it is walking distance-close to the award winning Courreges Elementary School, Association clubhouse with pool and active swim team and activities for the entire family.



Built in 1970

## **Essential Information**

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Price \$1,600,000

Bedrooms 5

Bathrooms	3.00
Full Baths	3
Square Footage	2,620
Acres	0.15
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Loiacano
Listing Office	Realty One Group West

## Community Information

Address	8694 Rogue River Avenue
Area	16 - Fountain Valley / Northeast HB
Subdivision	Greenbrook (GRNB)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

Amenities	Clubhouse, Barbecue, Outdoor Cooking Area, Picnic Area, Pool
Parking Spaces	2
Parking	Direct Access, Garage, Driveway
# of Garages	2
Garages	Direct Access, Garage, Driveway
View	Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association, Private

## Exterior

Lot Description	Back Yard, Front Yard, Zero Lot Line
Roof	Tile

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Primary Suite, Separate/Formal Dining Room, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Range

Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
Elementary	Courreges
Middle	Fulton
High	Fountain Valley

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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