

\$1,200,000 - 18389 Mount Cherie, Fountain Valley

MLS® #OC25038923

\$1,200,000

5 Bedroom, 3.00 Bathroom, 2,912 sqft

Residential on 0 Acres

Pheasant Run (PHRN), Fountain Valley,

If you consider yourself a contractor or specialized handyman who loves a challenge, this property will speak to your every muscle and make you yearn for a massage at the end of each day. A wood shake roof has provided its best shelter in years past, pipes leak tears and cry in the night. The original electrical may sporadically emit a spark to illuminate the darkness. Bring every tool in your collection, paint swatches, and floor samples. The possibilities for tomorrow are usually beyond our expectations, so if you can dream it, you can create it, a showplace that will be the envy of the neighborhood. The components of an elevated existence are born of good music, literature, art and entertainment. Soaring ceilings, the flow of the expansive floor plan and the size of these rooms invite you to explore the essence of what it means to live well. A good life is made more joyful and exciting by the comfort of one's environment. Welcome to the prestigious Pheasant Run enclave where retirement, good manners and friendly neighbors make every day a reason to smile. This residence is served by the coveted Fountain Valley school district, renowned for its educational excellence, providing a top-tier learning environment for growing families. Located adjacent to Ellis Park, complete with a playground, picnic tables and next to the City's tennis courts, this home invites a vibrant, active lifestyle, particularly outdoor enthusiasts. Swaying palm trees, and ocean



breezes are an invitation to enjoy the SoCal lifestyle of sand, surf, water sports and beachside relaxation just ten minutes, south. Just when you thought it can't get any better, it does with the existence of two eighteen hole golf courses, Mile Square Park with a lake, foot bridges, sports fields, a community library, fitness clubs, senior center, restaurants, and shops. Live like a boss.

Seamless connectivity and easy commutes to Orange County and Los Angeles Airports are via the 405 freeway. Experience the epitome of coastal California living where comfort, convenience and natural beauty converge in perfect harmony. Life is what you make it and yours just got exceedingly better. Welcome home.

Built in 1977

Essential Information

MLS® #	OC25038923
Price	\$1,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,912
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Nickolas White
Listing Office	Seven Gables Real Estate

Community Information

Address	18389 Mount Cherie
Area	16 - Fountain Valley / Northeast HB

Subdivision Pheasant Run (PHRN)
City Fountain Valley
County Orange
Zip Code 92708

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces 2
of Garages 2
View Neighborhood
Pool None

Exterior

Lot Description Front Yard, Near Park
Roof Shake

Interior

Interior Features Breakfast Bar, High Ceilings, Tile Counters, All Bedrooms Up, Cathedral Ceiling(s)
Cooling None
Fireplace Yes
Fireplaces Family Room, Living Room, Gas, Masonry
of Stories 1
Stories Two

School Information

District Huntington Beach Union High
Elementary Gisler
Middle Masuda
High Fountain Valley

Additional Information

Date Listed January 16th, 2025
Short Sale N
RE / Bank Owned N

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