

# **\$860,000 - 16881 Canyon Lane, Huntington Beach**

MLS® #OC25042461

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## **\$860,000**

3 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 0 Acres

Fernhill (FERN), Huntington Beach,

Beautiful Beach-Close Home in the Hidden Gem of Fernhill

Welcome to this wonderful 3-bedroom, 2-bathroom home, located 2 miles from the beach and nestled alongside the scenic Meadowlark Golf Course in the quiet and charming Fernhill community, one of Huntington Beach's best-kept secrets. This rarely available model offers 1,330 sq. ft. of bright and open living space, making it the perfect blend of comfort and coastal convenience.

The home features two spacious bedrooms and two bathrooms upstairs, while the third bedroom is located downstairs with its own private exterior entrance, ideal for guests or a home office. The direct-access two-car garage offers washer and dryer hookups and ample storage.

Enjoy the upgraded kitchen with modern stainless steel appliances, refaced cabinetry, and lots of counter space. Home upgrades include central AC, recessed lighting, crown molding, ceiling fans, and luxury vinyl flooring throughout upstairs. The enclosed patio off the kitchen is spacious and is perfect for morning coffee, evening relaxation, BBQing, or gardening.

This community offers fantastic amenities, including a pool, a clubhouse, greenbelts, and walking paths—all with low HOA dues. Plus, you'll love the cool ocean breezes and being close to shopping, restaurants, and award-winning schools.



Don't miss this rare opportunity to own a charming home in an ideal location with so much to offer!

Built in 1964

**Essential Information**

MLS® #	OC25042461
Price	\$860,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.02
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marisa Whitaker
Listing Office	Regency Real Estate Brokers

**Community Information**

Address	16881 Canyon Lane
Area	17 - Northwest Huntington Beach
Subdivision	Fernhill (FERN)
City	Huntington Beach
County	Orange
Zip Code	92649

**Amenities**

Amenities	Clubhouse, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes

Pool	In Ground, Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	No Landscaping
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## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Crown Molding, Eat-in Kitchen, Granite Counters
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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