

\$1,259,000 - 9704 Lark Circle, Fountain Valley

MLS® #OC25049654

\$1,259,000

4 Bedroom, 3.00 Bathroom, 1,528 sqft
Residential on 0 Acres

Sunshine (SUFV), Fountain Valley,

First Time Ever on Market, this Charming Single-Story 4 Bedroom, 2.5 Bath Home with 1,528 Square Feet is Nestled on a Quiet Interior Cul-de-Sac Street within a Premier Fountain Valley Neighborhood with Award-Winning Schools and Less than 4 Miles to the Beach. This Light and Bright Gem with an Open Floorplan Boasts Many Recent Upgrades, Providing a Clean Turnkey Home for Immediate Move-In, Including: New Interior Paint, New Designer Carpet, New Overhead Light Fixtures, Re-Surfaced Countertops, and a New Electric Fireplace in the Living Room. Located on a Large 7,200 Square Foot Lot, Lovely Curb Appeal Greets You with Lawn, Large Shade Tree, Raised Brick Planters, Sweeping Driveway to the 2 Car Garage, and a Welcoming Covered Brick Front Porch. Open the Front Door to Tiled Flooring in the Foyer, Extra Large Dining Room, and Kitchen. The Sunlit Kitchen has Newly Painted Cabinetry, a Breakfast Bar, Double Ovens, Gas Cooktop, Vent/Hood, Dishwasher, and Stainless Steel Deep Sinks. There is a Convenient Half Bathroom off the Kitchen and for Use when Coming in from the Direct-Access Garage. There is also an Inside Laundry Room off the Kitchen. The Spacious Living Room Features a Shiplap Accent Wall and White Brick Fireplace with Mantel, giving it an Updated Contemporary Flair, Plus a Sliding Glass Door that Opens to a Very Private Tranquil Backyard Oasis with Block Wall Fencing, a Huge Brick-Accented Open Patio,



and Enough Room for a Future Entertainer's Paradise with Pool, or a Future ADU (with City Approval) and More! 2 of the Bedrooms share a Jack & Jill Bathroom with a Sit-Down Vanity and a Tiled Shower. The Hall Bathroom has been Upgraded with Tub/Shower Combo Featuring Designer Tile with Inlay Surround and Grab Bars. This Fabulous Home is Close to Lots of Shopping Centers and Restaurants, Offering the Ideal Blend of Comfort and Convenience.

Built in 1964

Essential Information

MLS® #	OC25049654
Price	\$1,259,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	9704 Lark Circle
Area	16 - Fountain Valley / Northeast HB
Subdivision	Sunshine (SUFV)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Driveway Up Slope From Street, Garage Faces Side, Storage, Workshop in Garage
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Driveway Up Slope From Street, Garage Faces Side, Storage, Workshop in Garage
View	None
Pool	None

Exterior

Exterior	Stucco, Brick, Drywall
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard, Level, Near Park, Near Public Transit, Rectangular Lot
Windows	Blinds
Roof	Composition
Construction	Stucco, Brick, Drywall
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Block Walls, Country Kitchen, Jack and Jill Bath, Laminate Counters, Storage
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	February 8th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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