

# **\$1,299,000 - 18895 Acacia Street, Fountain Valley**

MLS® #OC25058665

**\$1,299,000**

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0 Acres

Royal Homes (ROYA), Fountain Valley,

Step into this charming 3-bedroom, 2-bath home that gracefully retains its original charm. Nestled on a spacious, interior tract, corner lot, this inviting residence offers everything you need for comfortable, quiet, beach city living. You'll enjoy the large backyard complete with two mature orange trees, and one tangelo tree, a covered patio area great for barbecuing and an above ground spa, perfect for unwinding at the end of the day. The front yard has a courtyard entrance, suitable for additional outdoor enjoyment. Reap the benefits of the additional added space of the bonus room (appx 500 SF), equipped with a pool table, which also provides flexibility for an office, gym, playroom or a guest suite. This cozy home has a fireplace, wooden floors, ceiling fans and air conditioning to ensure comfort in every season. It also has plantation shutters, all the way around and a 2-car garage. The kitchen bar provides more room for casual seating, and the sliding door exits to the patio for easy entertaining. A stainless steel refrigerator, and washer and dryer is included. This enchanting home is near many amenities including Cordata Park, and Huntington Beach. It is also home to award winning schools in FVSD. Don't miss the chance to make it yours, contact us today!



Built in 1964

## **Essential Information**

MLS® #	OC25058665
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,480
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christina Vold
Listing Office	Surterre Properties Inc

## Community Information

Address	18895 Acacia Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	Royal Homes (ROYA)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Street, Paved
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Street, Paved
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco, Brick, Concrete
Exterior Features	Rain Gutters
Lot Description	Front Yard, Lawn, Landscaped, Sprinkler System, Corner Lot, Garden, Yard
Windows	Double Pane Windows, Screens, Plantation Shutters

Roof	Shingle
Construction	Stucco, Brick, Concrete
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood, Stone
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Storage, Tile Counters
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Dryer, Washer, Electric Cooktop, Electric Range, Trash Compactor
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Fountain Valley
Elementary	Courreges
Middle	Fulton
High	Fountain Valley

## Additional Information

Date Listed	March 11th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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