

\$1,829,000 - 9100 Blair River Circle, Fountain Valley

MLS® #OC25093070

\$1,829,000

5 Bedroom, 3.00 Bathroom, 3,020 sqft
Residential on 0 Acres

Award (Magnolia & Ellis) (AWAR), Fountain Valley,

Rarely on the Market! Spacious 5 Bedroom, 3 Bath Executive Home in the Highly Coveted Award Estates Neighborhood! Welcome to this expansive 3,020 square foot residence—the largest and most sought-after floor plan in the tract—ideally situated on a quiet interior cul-de-sac, just steps from Helm Neighborhood Park, under 4 miles to the beach, and within a top-rated school district. This light-filled home offers a functional and flowing layout, including a highly desirable downstairs bedroom and full bath. The curb appeal is undeniable with tropical landscaping, a Spanish tile roof, a private gated courtyard with raised planters, and a three-car garage with an extra-wide driveway. Step through double beveled glass entry doors into a dramatic two-story foyer with a sweeping staircase. The main level features wood-look vinyl flooring, marble-style tile in key areas, and updated dual-pane windows and sliders with elegant sheer silhouette blinds throughout. Recessed LED lighting adds a modern touch across the home. Formal living and dining rooms provide plenty of space for entertaining, while the spacious kitchen is a chef's dream, complete with wrap-around granite countertops, stainless steel appliances, custom white shaker cabinetry with pull-outs, glass display panels, and dual pantries, and a spacious "eat-in" breakfast nook. It opens to a large family room with brick fireplace, wet bar, and direct access to the backyard. The backyard is a blank canvas with a lovely



covered patio, block wall fencing, and ample room for a future pool or custom outdoor oasis. Upstairs, youâ€™ll find three generously sized secondary bedrooms, including one with an attached playroom or flex space, a full bathroom with dual sinks, and a luxurious primary suite. The primary retreat is exceptionally large, featuring two closets (including a walk-in), and a spa-inspired bathroom with a wrap-around vanity, dual sinks, a sit-down make-up station, soaking tub, and separate shower. While some cosmetic updates could enhance its full potential, this home has been lovingly maintained and offers excellent bones, thoughtful upgrades, and an unbeatable location. Donâ€™t miss this rare opportunity to own one of Fountain Valleyâ€™s most iconic floor plans!

Built in 1977

Essential Information

MLS® #	OC25093070
Price	\$1,829,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,020
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	9100 Blair River Circle
Area	16 - Fountain Valley / Northeast HB

Subdivision	Award (Magnolia & Ellis) (AWAR)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View	None
Pool	None

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard, Cul-De-Sac, Level, Near Park, Rectangular Lot, Sprinklers In Front
Windows	Double Pane Windows, Blinds, Custom Covering(s), Roller Shields
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Area, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Loft, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Block Walls, Cathedral Ceiling(s), Coffered Ceiling(s), Country Kitchen, Dressing Area, Entrance Foyer, In-Law Floorplan, Two Story Ceilings, Utility Room
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	April 26th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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