

# \$1,369,000 - 17291 Ash Street, Fountain Valley

MLS® #OC25093076

**\$1,369,000**

4 Bedroom, 2.00 Bathroom, 1,647 sqft

Residential on 0 Acres

Stratford Homes I (STH1), Fountain Valley,

Absolutely charming single-story Stratford home featuring 4 bedrooms, 2 bathrooms, and 1,647 square feet of living space, nestled on a prime 7,303 square foot interior corner lot in a highly desired neighborhood, walking distance to Fountain Valley High School and McDowell Park. This lovingly maintained residence boasts a host of upgrades including central A/C, wood laminate flooring, dual pane windows, plantation shutters, crown molding, custom casements, extra tall baseboards, fresh interior paint, real wood French doors, raised panel interior doors, recessed lighting, wainscoting, ceiling fans, and a completely remodeled chefâ€™s dream kitchen with granite countertops, travertine-style backsplash with inlay, breakfast bar, and white shaker cabinetry with under-cabinet lighting, glass display panels, and built-in wine storage. The kitchen opens to a spacious dining room and an elegant living room with a white brick fireplace, sconce lighting, and French doors with sidelights that lead to the tranquil tropical backyard oasis with a large lattice-covered patio, lush lawn, swaying palm trees, and an adorable white-picket-fenced gardenerâ€™s workshop with built-in counters and space for potting flowers and vegetables. There are two wide side yards, one with storage sheds, and the home exudes lovely curb appeal with manicured landscaping, brick siding, and a Spanish tile roof. Inside, the open-flowing floorplan radiates warmth and charm, while the primary suite offers a large walk-in closet and



an en-suite bath with a wrap-around vanity, dual sinks, sit-down make-up station, tile flooring, and a walk-in shower with tile surround and clear glass enclosure. The upgraded guest bath features a granite countertop and a tub/shower combo with tile surround. A second set of French doors opens to the hall near the three guest bedrooms for easy backyard access. Close to award-winning schools, shopping, dining, and convenient freeway access.

Built in 1964

## Essential Information

MLS® #	OC25093076
Price	\$1,369,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,647
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	17291 Ash Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	Stratford Homes I (STH1)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

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

## Exterior

Exterior	Stucco, Brick
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Lawn, Landscaped, Level, Sprinkler System, Corner Lot, Irregular Lot, Near Park, Near Public Transit, Yard
Windows	Double Pane Windows, Plantation Shutters, Casement Window(s), French/Mullioned
Roof	Spanish Tile
Construction	Stucco, Brick
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Attic, Block Walls, Built-in Features, Crown Molding, Granite Counters, In-Law Floorplan, Main Level Primary, Paneling/Wainscoting, Tile Counters
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Disposal, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

## School Information

District	Huntington Beach Union High
Elementary	Tamura

Middle	Fulton
High	Fountain Valley

## **Additional Information**

Date Listed      March 15th, 2025

Days on Market      7

Short Sale      N

RE / Bank Owned      N

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