

# **\$1,530,000 - 18433 Santa Belinda, Fountain Valley**

MLS® #OC25125255

**\$1,530,000**

5 Bedroom, 5.00 Bathroom, 2,710 sqft

Residential on 0 Acres

Greenbrook (GRNB), Fountain Valley,

Welcome to the Greenbrook Community – A Truly Special Place to Raise a Family!

With a clubhouse, pool, and year-round activities, Greenbrook offers a safe, vibrant, and welcoming environment where children thrive and neighbors become lifelong friends.

This bright and spacious 5-bedroom, 4-bathroom home offers 2,710 sq. ft. of thoughtfully designed living space on a 6,000 sq. ft. lot. Nestled in the heart of the neighborhood and within walking distance to the clubhouse, the home features a cozy front sitting area, skylights, an open, light-filled layout, and a cheerful kitchen with a garden window.

The primary suite offers a walk-in closet, private bath, and its own skylight. Four additional bedrooms provide flexible space for family, guests, or a home office.

Step outside to your own backyard retreat with a covered patio, firepit, and a variety of fruit trees—including avocado, orange, lemon, and more. The spacious, large and private yard offers endless possibilities. A 3-car garage, indoor laundry, and mature landscaping add comfort and convenience.

Lovingly maintained by its owners. A peaceful, soothing prayer room offers a place for quiet reflection. Crown molding and beautifully



finished upstairs flooring.

Please note: An additional shower was added upstairs in 2012 with a city permit. This layout is more functional than similar floor plans in Greenbrook. County records list 4 bedrooms, but the home has 5 true bedrooms (buyer to verify). The owner passed away in Taiwan, not in the home, and lovingly left the property to their family.

This warm, bright, peaceful, and practical home is ready to welcome its next chapter.

Just minutes from top-rated schools, parks, shopping, and dining—come experience spacious homes and convenient amenities that make Greenbrook one of Fountain Valley's most cherished communities.

An incredible opportunity—don't miss the lowest price and best value in all of Greenbrook! A rare find you won't want to pass up.

Built in 1972

## Essential Information

MLS® #	OC25125255
Price	\$1,530,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	2,710
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent Helen Hutchins  
Listing Office First Team Real Estate

## Community Information

Address 18433 Santa Belinda  
Area 16 - Fountain Valley / Northeast HB  
Subdivision Greenbrook (GRNB)  
City Fountain Valley  
County Orange  
Zip Code 92708

## Amenities

Amenities Clubhouse, Outdoor Cooking Area, Pool, Spa/Hot Tub, Barbecue, Electricity, Picnic Area, Playground  
Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Electricity Available, Phone Connected, Sewer Available, Water Available  
Parking Spaces 3  
Parking Door-Multi, Driveway, Garage, Garage Door Opener, On Street  
# of Garages 3  
Garages Door-Multi, Driveway, Garage, Garage Door Opener, On Street  
View Park/Greenbelt, Neighborhood, Trees/Woods  
Has Pool Yes  
Pool Association  
Security Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)

## Exterior

Exterior Stucco  
Exterior Features Lighting  
Lot Description Back Yard, Front Yard, Garden, Lawn, Landscaped, Street Level, Greenbelt, Paved, Rectangular Lot, Yard  
Windows Double Pane Windows, Bay Window(s), Blinds, Screens  
Roof Tile  
Construction Stucco

## Interior

Interior Tile, Wood, Laminate  
Interior Features Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), All Bedrooms Up, Attic, Crown Molding, Pull Down Attic Stairs, Tile Counters

Appliances	Dishwasher, Microwave, Water Heater, Dryer, Washer, Built-In Range, Electric Oven, Water Purifier
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	May 8th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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