

\$1,389,000 - 16660 Spruce Circle, Fountain Valley

MLS® #OC25127228

\$1,389,000

4 Bedroom, 3.00 Bathroom, 1,883 sqft
Residential on 0 Acres

Westmont (WMON), Fountain Valley,

Absolutely stunning and meticulously maintained, this beautifully upgraded Westmont home is being offered for sale for the first time ever and is ideally nestled at the end of a quiet cul-de-sac just a short stroll from Mile Square Park, in a wonderful neighborhood with all award-winning schools. This spacious and versatile home features 3 bedrooms and 2 bathrooms on the main level, plus a gorgeous upstairs 4th bedroom or bonus room with a half bath and tiled buffet counter with built-ins, offering a total of 1,883 square feet of light-filled living space. Impressive upgrades include wood laminate flooring, dual pane windows and sliders, custom two-inch blinds, crown molding, ceiling fans in nearly every room, recessed lighting, smooth ceilings, raised panel doors, and detailed custom window and door casements. The remodeled kitchen is a showpiece, boasting rich Cherry soft-closing cabinetry, granite countertops, designer mosaic tile backsplash, stainless steel appliances including a gas range, microwave, and dishwasher, a center island with seating and pendant lights, plus two pantries—one in the kitchen and one in the adjacent inside laundry room. The kitchen opens to a spacious dining room, creating a warm and inviting space for entertaining. The expansive living room features a cozy brick fireplace and sliding doors that opens to a tranquil wrap-around backyard oasis with covered patio, lush lawn, multiple fruit trees, gardens, block wall fencing,



and wide side yard with concrete patio or RV parking and storage shed. This spectacular backyard is the perfect outdoor living space for barbecues, relaxing, and entertaining. All three bathrooms are stylishly upgraded with newer vanities, granite countertops, tile flooring, quality fixtures, and full tile surrounds with clear glass enclosures. This rare gem blends comfort, quality, and timeless styleâ€”ready to welcome its next proud owner.

Built in 1964

Essential Information

MLS® #	OC25127228
Price	\$1,389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,883
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	16660 Spruce Circle
Area	16 - Fountain Valley / Northeast HB
Subdivision	Westmont (WMON)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Oversized, Paved, RV Potential, See Remarks, Storage
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Oversized, Paved, RV Potential, See Remarks, Storage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall
Exterior Features	Awning(s), Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Near Park, Near Public Transit, Walkstreet, Yard
Windows	Double Pane Windows, Blinds
Roof	Composition
Construction	Drywall
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Country Kitchen, Pantry, Storage
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Forced Air
Cooling	None, Wall/Window Unit(s), See Remarks
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	One

School Information

District	Fountain Valley
----------	-----------------

Elementary	Plavan
Middle	Masuda
High	Fountain Valley

Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 29th, 2026 at 10:50am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.