

# \$1,449,000 - 17290 Ash Street, Fountain Valley

MLS® #OC25134542

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## \$1,449,000

5 Bedroom, 2.00 Bathroom, 2,061 sqft  
Residential on 0 Acres

Stratford Homes I (STH1), Fountain Valley,

Rarely does a home come along that checks every box—a highly upgraded, sprawling 2,061 square foot ranch-style single story with 5 bedrooms and 2 baths on a prime 8,103 square foot interior corner lot with double RV gates, keypad entry for direct access garage in one of Fountain Valley's most sought-after neighborhoods! This impeccably maintained, upgraded, expanded Stratford boasts central A/C, dual pane French-style windows, beautiful engineered wood flooring, recessed lighting, raised panel interior doors, ceiling fans in nearly every room, chair railing, custom casements, mirrored closets, upgraded bathrooms, and a gorgeous, completely remodeled chef's dream kitchen. From its charming curb appeal with pristine landscaping, and brick siding and front porch to its open concept sun-drenched floorplan, this home is a true standout. From the lovely entry foyer a pocket door opens to your dream kitchen with coffered ceiling, granite countertops and custom white shaker soft-close cabinetry with under-cabinet lighting, glass display panels, pull-outs, hidden trash, and specialty compartments. It includes a gas cooktop, newer "smart" oven with convection & air-fry features, dishwasher, microwave, and wine cooler, plus a wide peninsula with breakfast bar seating. The kitchen is open to the spacious dining room with garden window and the living room with a gas-log brick fireplace. Adjacent to the living room is a very spacious family room with sliders leading to



the tranquil backyard oasis with built-in Granite barbecue center (fridge & Turbo BBQ), bar seating, a raised deck with in-ground bubbling spa, wrap-around lush velvet lawn, and raised planters with manicured gardens - a perfect place for that California outdoor lifestyle for entertaining and relaxing. The oversized primary suite with room for retreat has a brick accent wall, huge mirrored closet, French sliders that open to backyard, and an en-suite bathroom with newer vanity with granite counter and walk-in shower with tiled walls. There are 4 additional bedrooms and an upgraded hall bath with granite countertop, tile flooring, upgraded fixtures, and a tub/shower combo with glass enclosure & tile surround. This superb home is steps to neighborhood park, close to Mile Square park/golf/lake/sports center, top-rated schools, shopping, dining, and just minutes to the beach—this is the rare single-story opportunity buyers have been waiting for!

Built in 1964

### Essential Information

MLS® #	OC25134542
Price	\$1,449,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,061
Acres	0.19
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	17290 Ash Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	Stratford Homes I (STH1)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Faces Front, RV Gated, RV Potential, Storage
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage, Garage Faces Front, RV Gated, RV Potential, Storage
View	None
Pool	None

## Exterior

Exterior Features	Barbecue, Rain Gutters
Lot Description	Front Yard, Lawn, Landscaped, Level, Near Park, Sprinkler System, Yard, Corner Lot, Garden, Irregular Lot
Windows	Blinds, Double Pane Windows, French/Mullioned, Garden Window(s)
Roof	Tile, Concrete
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Block Walls, Chair Rail, Coffered Ceiling(s), Crown Molding, Entrance Foyer, In-Law Floorplan, Main Level Primary
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Convection Oven, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	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	June 14th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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