

\$1,479,000 - 10449 Margarita Avenue, Fountain Valley

MLS® #OC25146133

\$1,479,000

4 Bedroom, 3.00 Bathroom, 2,314 sqft
Residential on 0 Acres

Westmont (WMON), Fountain Valley,

Absolutely Stunning, Highly Upgraded and Expanded Westmont 4 Bedroom (2 Up & 2 Down, Including Downstairs Primary Suite with Huge Walk-In Closet), 3 Upgraded Granite Bathrooms, 2,314 Square Foot Home with an Impressive Entertainer's Family Room Addition Showcasing a Wet Bar with Seating and a Fireplace with Raised Hearth, Located on a Quiet Interior Street Near Little Saigon and Mile Square Park. It Boasts a Completely Remodeled Chef's Dream Kitchen with Beautiful Granite Countertops and Fine-Finish Rich Cherry Soft-Closing Cabinetry that is Open to a Spacious Casual Dining Area. This Exquisite Home Boasts Beautiful Curb Appeal with Stone Siding, Spanish Tile Roof, Raised Planters and Manicured Lawn and Landscaping. Step Inside and Take In the Many Luxurious Features this Home has to Offer, Including Porcelain Marble-Type Tile Flooring, Wood Laminate Flooring, Extensive Crown Molding, Recessed Lighting, Central A/C, Ceiling Fans, French-Style Dual Pane Windows, Custom Casements, Raised Panel Interior Doors, and Mirrored Closet Doors. The Elegant Formal Living Room has a Marble Fireplace and there is a Separate Formal Dining Room with Custom Built-In China Hutch. Upstairs is a Separate Living Room, 2 Bedrooms, and a Full Bathroom. All 3 Bathrooms have Granite Vanities, Upgraded Designer Fixtures, and Tub/Shower Combos with Clear Glass Enclosures. The Backyard is one to Enjoy with its Covered Patio, Concrete



and Paver Deck, Blockwall Fencing, an Entire Orchard of Longan, Guava, Dragon fruit, Fresh sugar apples etc, and Large Shed to Store all Your Gardening Equipment. This Desirable Outdoor Living Space is Truly Paradise for Family Gatherings and Entertaining. Additional Features Include Direct Access to a "Finished" Garage with Storage Cabinets, Washer & Dryer Hook-Ups, and a Utility Sink. This Very Special Home is Close to Supper Markets, Shoppings, Dining, Saigon Performing Art, Walking distance to Thomas Paine Elementary and La Quinta High school, Parks, and a Short Drive to Beach.

Built in 1964

Essential Information

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|----------------|-------------------------|
| MLS® # | OC25146133 |
| Price | \$1,479,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,314 |
| Acres | 0.17 |
| 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

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|-------------|-------------------------------------|
| Address | 10449 Margarita Avenue |
| Area | 16 - Fountain Valley / Northeast HB |
| Subdivision | Westmont (WMON) |
| City | Fountain Valley |
| County | Orange |
| Zip Code | 92708 |

Amenities

| | |
|----------------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage |
| # of Garages | 2 |
| Garages | Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

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|-------------------|--|
| Exterior | Stucco |
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Near Public Transit, Rectangular Lot, Sprinkler System, Yard, Near Park |
| Windows | Double Pane Windows, Casement Window(s), French/Mullioned |
| Roof | Spanish Tile |
| Construction | Stucco |
| Foundation | Slab |

Interior

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|-------------------|---|
| Interior | Laminate, Tile |
| Interior Features | Wet Bar, Built-in Features, Breakfast Area, Block Walls, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Bar, Entrance Foyer, In-Law Floorplan |
| Appliances | Built-In Range, Electric Cooktop, Electric Oven, Electric Range, Disposal, Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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| District | Garden Grove Unified |
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| Elementary | Paine |
| Middle | Mc Garvin |
| High | La Quinta |

Additional Information

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| Date Listed | June 16th, 2025 |
| Days on Market | 10 |
| Short Sale | N |
| RE / Bank Owned | N |

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