

\$1,529,000 - 9168 El Azul Circle, Fountain Valley

MLS® #OC25146157

\$1,529,000

4 Bedroom, 2.00 Bathroom, 2,147 sqft
Residential on 0 Acres

Old Farm (OLDF), Fountain Valley,

Absolutely stunning, this 4-bedroom pool home with a downstairs primary suite has been completely remodeled throughout with exquisite modern luxury finishes, paid solar, newer central A/C, and an impressive upstairs bonus room with soaring cathedral ceiling. A tranquil gated front courtyard with new landscaping and a slate porch welcomes you before stepping through the double door entry into a spacious tiled foyer and an open, flowing floorplan spanning 2,147 square feet, setting the stage for the impeccable appointments found throughout, including whole-house new insulation (2024), new carpet, fresh interior paint, dual pane windows, custom window shades, elegant French sliders, crown molding, high baseboards, raised panel doors, mirrored closet doors, recessed lighting, upgraded light fixtures, tankless water heater, and a magnificent fireplace with cast concrete mantle and marble surround in the elegant living room. The showstopping chef's dream gourmet kitchen is truly the heart of the home and designed to impress, featuring Brazilian granite countertops, cracked glaze tile backsplash from Walker Zanger, commercial-grade Dacor appliances including a 6-burner gas cooktop, vent hood, convection oven, microwave, warming drawer, new GE Profile dishwasher, and JennAir refrigerator. The centerpiece island offers seating and is complemented by fine-finish American-made quarter-sawn oak soft-close cabinetry with



four-piece stacked crown molding, glass display panels, a built-in buffet counter, and a separate butler's pantry with a six-foot-long pantry with pull-outs, professional-grade wine/beverage refrigerator, and sink. The luxurious primary suite offers a walk-in cedar-lined closet with organizers, and a spa-inspired en-suite bathroom with dual sinks, designer tiled wall, custom lighting, and a walk-in shower with tile surround and frameless glass door. Guests will love the remodeled bathroom featuring a stunning glass mosaic mural by a local artist. Upstairs, the A-frame bonus room and additional bedroom showcase cathedral ceilings and enormous windows and are pre-plumbed for a future bathroom. The entertainer's backyard oasis includes a sparkling pool and spa, a beautiful BBQ island with wrap-around bar seating & fridge—perfect for gatherings. Ideally located near award-winning FV High School, beach, shopping, restaurants, and easy freeway access. A truly spectacular home that's a great place to call home.

Built in 1964

Essential Information

MLS® #	OC25146157
Price	\$1,529,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,147
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Lily Campbell

Listing Office First Team Real Estate

Community Information

Address 9168 El Azul Circle
Area 16 - Fountain Valley / Northeast HB
Subdivision Old Farm (OLDF)
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 Driveway, Garage Faces Front, Garage
of Garages 2
Garages Driveway, Garage Faces Front, Garage
View Neighborhood
Has Pool Yes
Pool Gunite, Heated, In Ground, Private
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Drywall, Stucco
Exterior Features Barbecue, Lighting
Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Lawn, Landscaped, Near Park, Near Public Transit, Sprinkler System, Yard
Windows Blinds, Custom Covering(s), Double Pane Windows, Screens
Roof Composition
Construction Drywall, Stucco
Foundation Slab

Interior

Interior Carpet, Tile
Interior Features Wet Bar, Breakfast Bar, Built-in Features, Block Walls, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Main Level Primary, Primary Suite, See Remarks, Walk-In Pantry
Appliances SixBurnerStove, Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range,

	High Efficiency Water Heater, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	May 24th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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