

\$1,498,000 - 16086 Sweetleaf Street, Fountain Valley

MLS® #OC25149539

\$1,498,000

4 Bedroom, 3.00 Bathroom, 2,268 sqft
Residential on 0 Acres

Parkside Estates (PKES), Fountain Valley,

Absolutely stunning, highly upgraded executive home close to award-winning Ethan Allen Elementary and just steps from a beautiful neighborhood park! This 4 bedroom, 2.5 bath Park Place Estates home offers 2,268 square feet of elegant living space and a spacious 3-car garage with epoxy-finished flooring. Masterfully upgraded with the highest quality materials and impeccable attention to detail, it boasts central A/C, all dual pane windows, French doors, recessed lighting, Cheyenne smooth two-panel camber-topped interior doors, marble-style porcelain tile flooring downstairs, rich wood laminate upstairs, and extensive crown molding throughout. Gorgeous curb appeal includes an enclosed front yard with artificial lawn and double gates for RV parking. Step through the custom beveled glass entry door with sidelight into the elegant formal living room with fireplace and adjacent formal dining room. The completely remodeled chef's kitchen features granite countertops, glass mosaic tile backsplash, coffered ceiling, fine-finish cherry cabinetry with built-in wine rack and glass display panels, large pantry, and all stainless appliances including gas cooktop, vent hood, microwave, dishwasher, and refrigerator. The kitchen opens to an extra-large separate family room with sliders leading to a tranquil, low-maintenance wrap-around backyard oasis featuring multiple patios, retractable awning, block wall fencing, and raised planters with lush tropical foliage—perfect for entertaining



or relaxing. A half bath and inside laundry room are off the family room, while the garage offers an additional utility sink and a staircase leading to full attic storage. A beautiful handcrafted wood staircase takes you upstairs to the luxurious primary suite with retreat area and fireplace, walk-in closet plus second mirrored closet, and an ensuite bath with dual sinks, sit-down vanity, and tiled jetted soaking tub/shower combo. Additional highlights include spacious secondary bedrooms with Mirrored Closets, a luxurious guest bathroom, storage shed in the side yard, No overhead wires in the neighborhood, and close proximity to Mile Square Park, shopping, restaurants, schools, and easy freeway access.

Built in 1972

Essential Information

MLS® #	OC25149539
Price	\$1,498,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	16086 Sweetleaf Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	Parkside Estates (PKES)

City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete, RV Access/Parking, RV Gated, Storage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete, RV Access/Parking, RV Gated, Storage
View	None
Pool	None

Exterior

Exterior Features	Awning(s), Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Near Park, Yard, Garden, Rectangular Lot
Windows	Blinds, Double Pane Windows
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, All Bedrooms Up, Primary Suite, Utility Room, Walk-In Closet(s), Block Walls, Built-in Features, Coffered Ceiling(s), Dressing Area, High Ceilings, Pantry, Pull Down Attic Stairs, Recessed Lighting, Storage, Two Story Ceilings
Appliances	SixBurnerStove, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Garden Grove Unified
Elementary	Allen
Middle	Mc Garvin
High	Laquinta

Additional Information

Date Listed	July 9th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 31st, 2026 at 11:35pm PST. 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.