

# **\$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 chefâ€™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 foliageâ€”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

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