

\$1,449,888 - 17906 Santa Mariana Street, Fountain Valley

MLS® #OC25169596

\$1,449,888

4 Bedroom, 2.00 Bathroom, 1,707 sqft

Residential on 0 Acres

Heraldry Court (HERA), Fountain Valley,

Nestled in a highly sought after neighborhood, this 2-story, 4 bedroom (with primary suite on 1st level), interior tract home is located on a LARGE lot nestled on a quiet street & is serviced by Fountain Valley's top ranked schools. The pleasant curb appeal of this traditional-style home is always inviting. Fully remodeled & move-in ready, it blends classic charm with modern comfort. Entering the residence, there is a nicely sized family room with laminate floors & a cozy brick fireplace that is great for relaxing & entertaining guests. The efficient layout flows into a well-appointed kitchen with a large sitting peninsula with pendant lighting, white shaker style cabinets, grey quartz countertops & subway tile backsplash, stainless steel appliances & dining area with sliding doors to the backyard. The LARGE, PRIVATE & TRANQUIL backyard has a huge grass area, block walls, & a large aluminum patio cover with a TV hook-up, making this a perfect area for family gatherings & BBQ's, & plenty of room for a pool, garden & kids and pets to play in. Back inside on the first level, the primary suite offers an en-suite $\frac{1}{2}$ bathroom with plenty of counter space & a glass enclosed step-in shower. Off the family room, there is direct access to the 2-car garage with washer & dryer hookups, & a spacious under staircase storage area. Heading upstairs, three additional generously sized bedrooms have laminate floors & share a full hallway bathroom. Additional highlights include neutral paint throughout, new finishes,



light & water fixtures, scraped ceilings & fans in all bedrooms & dining room, newer roof (2015), re-piped with pex & heater(2020),water heater (2024) & central heating. Only steps away, Fulton Middle School, park & playground offer a great space for walking, playing with kids & pets, or simply enjoying the beautiful open space. This interior tract home is close to exceptional/award-winning schools (some of which are accessible from the neighborhood park & greenbelt),a short commute to world-class beaches,& the fine dining, entertainment,& shops at Main St & Pacific City. Nearby local stores include Whole Foods,Target,Kohl's,Smart & Final,Sprouts,Starbucks,Stater Brothers,CVS,& Costco!Additional attractions are Bella Terra,South Coast Plaza,HB Central Park,Library & Senior Center,HB Sports Complex,the Equestrian Center,Meadowlark Golf Course,the OC Fair Grounds & more! Easy access to major freeways & PCH. Experience the best of California coastal living all year round!

Built in 1964

Essential Information

MLS® #	OC25169596
Price	\$1,449,888
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,707
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Danny Murphy

Listing Office First Team Real Estate

Community Information

Address 17906 Santa Mariana Street
Area 16 - Fountain Valley / Northeast HB
Subdivision Heraldry Court (HERA)
City Fountain Valley
County Orange
Zip Code 92708

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Paved, RV Potential, Side By Side, Driveway Level, On Site, See Remarks
of Garages 2
Garages Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Paved, RV Potential, Side By Side, Driveway Level, On Site, See Remarks
View Neighborhood, City Lights
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Brick, Drywall, Stucco, Concrete, Frame, Glass
Exterior Features Lighting, Rain Gutters
Lot Description ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Sprinklers Timer, Sprinkler System, Yard, Near Park, Near Public Transit, Paved
Windows Double Pane Windows, Screens
Roof Shingle, See Remarks
Construction Brick, Drywall, Stucco, Concrete, Frame, Glass
Foundation Slab

Interior

Interior Carpet, Laminate, See Remarks, Stone
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Unfurnished, Bedroom on Main Level, Main Level Primary, Primary Suite, Attic, See Remarks

Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Freezer, Water Heater
Heating	Central, Fireplace(s), Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Decorative, Masonry, See Remarks
# of Stories	2
Stories	Two

School Information

District	Fountain Valley
Elementary	Courreges
Middle	Fulton
High	Fountain Valley

Additional Information

Date Listed	July 28th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 8:57pm 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.