

\$1,379,000 - 17327 Santa Lucia Street, Fountain Valley

MLS® #OC25179900

\$1,379,000

3 Bedroom, 2.00 Bathroom, 1,608 sqft
Residential on 0 Acres

Westmont (WMON), Fountain Valley,

Sprawling, upgraded & expanded single-level home on a 7,800 SF interior corner lot that backs to the neighborhood park, boasting lovely curb appeal w/wrap-around tropical landscaping, new roof (2022), 2 custom entry doors, and all dual pane French-style windows. This stunning home provides over 2,000 SQFT of versatile living space because the 460 SF garage was converted (unpermitted) into 3 rooms - an office, an inside laundry room, and a bonus room (could be 4th bedroom), plus a permitted extension of the existing family & dining rooms. Inside, the open-concept layout offers both a grand great room and an elegant formal living room with rich hardwood flooring, recessed lighting, raised panel doors, & ceiling fans. The formal living room features a charming fireplace and wraparound French windows with an extended display ledge—perfect for plants, décor, or simply soaking in abundant natural light. The expansive great room seamlessly blends the family room, dining area, and gourmet kitchen into one inviting space. The dining area is set beneath a Solatube skylight and has built-in cabinets & buffet counter, while the adjoining family room offers views of the backyard and features charming white floating display shelves and a built-in hutch/desk. The chef's kitchen boasts a massive granite-topped center island with bar seating, pendant lighting, and abundant storage—including under-counter microwave & wine rack. Rich Cherrywood self-closing



cabinetry w/pull-outs, built-in desk niche & dÃ©cor shelving, & Professional-grade stainless appliancesâ€”including a 6-burner gas range w/vent hoodâ€”make it a dream for cooking & entertaining. Step outside through French doors to your tropical backyard oasis, large enough to host a wedding, complete with a park-like lawn, covered patio, outdoor fireplace, stacked stone exterior accents, and lush foliage for privacy. A large storage shed is included. The double RV gates and RV driveway offer potential to rebuild a garage while still keeping current garage as living space. The primary suite features an organized closet, French doors to the backyard, and a stylish ensuite bath w/slate-style tile floor, walk-in shower & pedestal sink. 2 additional bedrooms share a beautifully upgraded & expanded in 2017, hall bath w/antique-style vanity, vessel sink, mosaic tile floor, and a tub/shower w/tile surround. New water heater '24 for potential add A/C. Close to top-rated schools, shopping, dining, and just a short drive to the beach.

Built in 1963

Essential Information

MLS® #	OC25179900
Price	\$1,379,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,608
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lily Campbell

Listing Office First Team Real Estate

Community Information

Address 17327 Santa Lucia Street
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, Driveway, Gated, RV Potential
of Garages 2
Garages Concrete, Driveway, Gated, RV Potential
View None
Pool None

Exterior

Exterior Drywall, Concrete, Stucco, Stone
Exterior Features Lighting, Rain Gutters
Lot Description Corner Lot, Front Yard, Lawn, Landscaped, Level, Near Park, Sprinkler System, Yard, Garden, Greenbelt, Irregular Lot, Near Public Transit
Windows Double Pane Windows, Skylight(s), Bay Window(s)
Roof Composition
Construction Drywall, Concrete, Stucco, Stone
Foundation Slab

Interior

Interior Carpet, Tile, Wood
Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Utility Room
Appliances SixBurnerStove, Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Vented Exhaust Fan
Heating Central
Cooling None

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	August 4th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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