

\$1,299,000 - 18162 Santa Adela Circle, Fountain Valley

MLS® #OC25240887

\$1,299,000

3 Bedroom, 2.00 Bathroom, 1,539 sqft

Residential on 0 Acres

Greenbrook (GRNB), Fountain Valley,

Highly desired Seville model single story home located in the sought-after Greenbrook community of Fountain Valley, just steps to the association clubhouse, pool with the "Gators" swim team, and park with BBQ and picnic area, plus it's within the top-ranked school zone and only 4 miles to the beach. This lovely residence offers an open, flowing, light-filled floorplan with cathedral ceilings, dual pane windows, and ceiling fans throughout. It showcases beautiful curb appeal with fresh exterior paint, manicured landscaping, and a private front courtyard leading to the entry. Inside, the tiled foyer opens to an extra-large formal living and dining room with soaring ceilings and a cozy fireplace. The kitchen has been upgraded with granite tile countertops and backsplash, natural wood cabinetry with glass display panels, and an oversized pantry, and it opens to a separate family room with cathedral ceiling and sliders to the backyard. Outdoor living includes a spacious concrete patio, wrap-around lawn, and stucco & blockwall privacy fencing. It features 3 bedrooms, 2 baths, and a spacious 1,539 square feet. The primary suite features mirrored closets, sliding doors to the backyard, and an ensuite bath with walk-in shower and clear glass enclosure, while the hall bath includes a tub/shower combo. Additional highlights include a direct-access 2-car garage with washer/dryer hookups and an attic.



storage.

Built in 1972

Essential Information

MLS® #	OC25240887
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,539
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	18162 Santa Adela Circle
Area	16 - Fountain Valley / Northeast HB
Subdivision	Greenbrook (GRNB)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Amenities	Clubhouse, Outdoor Cooking Area, Picnic Area, Pool, Barbecue, Pickleball, Playground, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage

View	None
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Association

Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Greenbelt, Irregular Lot, Lawn, Landscaped, Level, Near Public Transit, Sprinkler System, Yard, Close to Clubhouse, Near Park
Windows	Blinds, Double Pane Windows
Roof	Spanish Tile
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Built-In Range, Dishwasher, Disposal, Microwave, Electric Range
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	October 14th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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