

\$1,350,000 - 18963 Acacia, Fountain Valley

MLS® #OC25250712

\$1,350,000

3 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 0 Acres

Royal Homes (ROYA), Fountain Valley,

Fountain Valley isn't just "A Nice Place To Live," it's "A Great Place to THRIVE!!!" This highly upgraded single-story home is located in one of the City's most desirable neighborhoods with amazing neighbors and top-ranked schools. From the adorable white vinyl picket fenced front yard w/private front porch, to the amazing rear yard featuring a huge grass lawn and shaded patio cover, you'll enjoy making happy memories here for years to come. This spacious 3 bedroom home w/1,473 sqft. of open-flowing living space features a remodeled dream kitchen w/white shaker cabinets, quartz countertops & island, stainless steel appliances & refrigerator, and cute bay garden window overlooking the huge back yard. Additional upgrades include 2 fully remodeled baths w/custom tile surrounds, gorgeous laminate flooring, dual pane windows & slider, central air conditioning, whole house potassium-based water softener & filtration systems, scraped ceilings, recessed lights, ceiling fans, and new interior paint. The exterior features a newer roof, expanded concrete driveway, and quality white vinyl fencing & gates. There's plenty of room for all your future expansion dreams or income producing ADU needs. All major markets, restaurants, shops, and houses of worship are close by. Award winning schools include Courreges Elementary (8), Fulton Intermediate (8), and Fountain Valley High (10) as ranked by GreatSchools. You're approximately 3 miles to the ocean from here and you'll always enjoy



the balmy coastal breezes at home. This home checks all the boxes!

Built in 1963

Essential Information

MLS® #	OC25250712
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,473
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Adam Rodell
Listing Office	RE/MAX Select One

Community Information

Address	18963 Acacia
Area	16 - Fountain Valley / Northeast HB
Subdivision	Royal Homes (ROYA)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Direct Access
# of Garages	2
Garages	Garage Faces Front, Garage, Direct Access
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing
Lot Description	Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Landscaped, Near Park, Near Public Transit
Windows	Double Pane Windows
Roof	Composition
Construction	Copper Plumbing
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Recessed Lighting
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer, Free-Standing Range, Ice Maker
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Fountain Valley
Elementary	Courreges
Middle	Fulton
High	Fountain Valley

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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