

# \$899,000 - 5318 Heitz Way, Fontana

MLS® #P1-21632

---

**\$899,000**

5 Bedroom, 4.00 Bathroom, 3,194 sqft  
Residential on 0 Acres

N/A, Fontana,

Welcome to this 5-bedroom, 4-bathroom home in the desirable Gabion Ranch community, offering luxurious living with breathtaking mountain views. Built in 2022, this thoughtfully designed property combines modern convenience with elegant style. The open-concept kitchen is a chef's dream, featuring a large island with bar seating, stainless steel appliances, a walk-in pantry, and an additional dining area. There is a huge gathering/family room centered by a beautiful fireplace which is surrounded by custom bookshelves and cabinetry. The upstairs loft currently serves as an office but offers endless possibilities. There is a primary suite and a Junior Suite, both with ensuite bathrooms for added privacy. The 5th bedroom is located downstairs. Huge upstairs laundry room with lots of storage. Additional highlights of this home; LVP flooring, Plantation shutters, Smart home technology, central A/C & heat, Energy-efficient tankless water heater, solar panels and Ring security system. Landscaped front and backyard with drought tolerant plantings. In addition, the backyard has artificial turf and a custom covered patio with recessed lighting, electrical outlets, and sunshades. 3-car garage adding many possibilities. Gabion Ranch offers resort-style amenities with a low HOA fee. Enjoy access to parks, a toddler park, a dog park, swimming pools, and two recreation rooms.

Built in 2022



## Essential Information

MLS® #	P1-21632
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,194
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shereen Kelly
Listing Office	Berkshire Hathaway Home Servic

## Community Information

Address	5318 Heitz Way
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino
Zip Code	92336

## Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	5
Parking	Garage, Driveway Level, Oversized
# of Garages	3
Garages	Garage, Driveway Level, Oversized
View	Mountain(s)
Has Pool	Yes
Pool	None, Association

## Exterior

Lot Description	Corner Lot, Drip Irrigation/Bubblers
Windows	Drapes, Plantation Shutters

## Interior

Interior Features	Loft, Walk-In Pantry, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s),
-------------------	--

	Ceiling Fan(s), Open Floorplan, Recessed Lighting
Appliances	Coal Water Heater
Heating	Forced Air, Central
Cooling	Central Air, Attic Fan, Whole House Fan
Fireplace	Yes
Fireplaces	Electric, Gas
Stories	Two

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	63
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 5th, 2026 at 2:15am 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.