

# **\$1,040,000 - 16912 Canyon Lane, Huntington Beach**

MLS® #PW25077068

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## **\$1,040,000**

2 Bedroom, 2.00 Bathroom, 1,389 sqft  
Residential on 0 Acres

Fernhill (FERN), Huntington Beach,

Fernhill Homes: Charming Single Story Home Near the Beach! Welcome to your perfect coastal retreat—just minutes from the sand, Dog Beach, and the scenic Meadowlark Golf Course. This beautifully updated home in the sought-after Fernhill Community blends style, comfort, and an unbeatable location.

Step inside to an open-concept layout filled with natural light, featuring a freshly painted interior and stylish vinyl plank flooring throughout. With nearly 1,400 square feet of living space, the heart of the home is the fully renovated open kitchen, complete with quartz countertops, custom porcelain tile backsplash, new cabinets, a spacious pantry closet, and a breakfast counter ideal for casual dining. You'll love the sleek new appliances, including a 2025 stove.

Both bathrooms have been thoughtfully updated with modern finishes and porcelain tile details. Raised panel doors and upgraded outlets throughout the home add a polished and functional touch, while block wall construction ensures added privacy for the courtyard patio

Recent Improvements Include: Brand-new roof (2023), New windows for enhanced energy efficiency, New water heater (2023), Newer heating system.

Community Features:

Enjoy access to a sparkling pool, clubhouse, meeting room, and lush greenbelt areas. The community is well-maintained with sidewalks, and conveniently adjacent to Meadowlark Golf



Course. Enjoy the cool coastal breezes. Whether you're enjoying a morning walk to the beach, a round of golf, or relaxing at the clubhouse. Enjoy the Southern California lifestyle at its best.

Built in 1964

**Essential Information**

MLS® #	PW25077068
Price	\$1,040,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.04
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Cary Hairabedian
Listing Office	RE/MAX College Park Realty

**Community Information**

Address	16912 Canyon Lane
Area	17 - Northwest Huntington Beach
Subdivision	Fernhill (FERN)
City	Huntington Beach
County	Orange
Zip Code	92649

**Amenities**

Amenities	Clubhouse, Pool, Maintenance Front Yard, Meeting Room
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Park/Greenbelt

Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Greenbelt
Windows	Double Pane Windows

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Block Walls, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Primary Suite
Appliances	Dishwasher, Free-Standing Range, Gas Range, Range Hood
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Huntington Beach Union High
Elementary	Village View
Middle	Marine
High	Marina

## Additional Information

Date Listed	April 8th, 2025
Days on Market	43
Zoning	R-3
Short Sale	N
RE / Bank Owned	N

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