

\$489,000 - 16440 Atherton # 35, Fountain Valley

MLS® #PW25104745

\$489,000

1 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0 Acres

Cambridge Green (CMGR), Fountain Valley,

Welcome to this stunning 1 bed, 1 bath condo located on the second floor in the highly sought-after, gated New Chase community. This beautifully maintained unit offers a perfect blend of comfort, convenience, and style. The open-concept layout seamlessly connects the modern kitchen to the dining area and spacious living room, complete with a cozy brick fireplace—ideal for relaxing evenings.

Enjoy direct views of the sparkling pool from your private balcony, creating a serene and resort-like ambiance right at home. The kitchen is a chef's dream with granite countertops, stainless steel appliances, and ample cabinetry. The oversized bedroom features generous closet space and a luxurious en-suite bathroom. Elegant wood-look tile flooring flows throughout the entire unit, adding warmth and sophistication.

All furniture and appliances—including the washer, dryer, and refrigerator—are included, making this home truly move-in ready. Indoor laundry with a stackable washer and dryer adds everyday convenience. HOA covers all utilities except electric, cable, and internet, offering a hassle-free lifestyle.

Residents also enjoy premium community amenities such as a pool, spa, and sauna. Don't miss this rare opportunity to own an immaculate condo in a prime Fountain Valley location with poolside views and all the



comforts of home.

Built in 1983

Essential Information

MLS® #	PW25104745
Price	\$489,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.40
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Nam Ba Nguyen
Listing Office	Realty One Group West

Community Information

Address	16440 Atherton # 35
Area	68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha
Subdivision	Cambridge Green (CMGR)
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Amenities	Pool, Spa/Hot Tub, Sauna
Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Assigned, Carport
Garages	Assigned, Carport
View	Pool
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Key Card Entry, Security Gate, 24 Hour Security

Exterior

Windows Double Pane Windows

Interior

Interior	Laminate, See Remarks, Wood
Interior Features	Balcony, Eat-in Kitchen, Primary Suite
Appliances	Dishwasher, Electric Oven, Electric Range, Refrigerator, Range Hood, Dryer, Washer, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District Garden Grove Unified

Additional Information

Date Listed	May 10th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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