

\$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
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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
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Additional Information

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

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