

# **\$1,245,000 - 18760 Cordata Street, Fountain Valley**

MLS® #PW25242565

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## **\$1,245,000**

3 Bedroom, 2.00 Bathroom, 1,463 sqft  
Residential on 0 Acres

N/A, Fountain Valley,

Welcome to this charming and thoughtfully updated single-story home located in a desirable neighborhood. This property has seen a series of quality upgrades over the years, including a remodeled kitchen (2016), updated bathroom, modern tile flooring throughout, dual-pane windows, custom closets, an upgraded electrical panel, a tankless water heater, and fully paid-off solar panels. The home's pride of ownership shines through with fresh interior paint and consistent maintenance. The roof is a durable concrete Spanish tile, approximately 7 years old at the time of purchase. Situated on a spacious 6,000 square foot lot, this home offers ample space for entertaining, RV parking, or potential for an accessory dwelling unit (ADU). Whether you're a first-time buyer or looking to downsize into a comfortable and low-maintenance single-level residence, this home offers flexibility and opportunity. Conveniently located near schools, parks, and shopping, with easy access to major freeways. Don't miss your chance to own this turn-key gem with incredible potential in both comfort and investment value.



Built in 1970

## **Essential Information**

MLS® #	PW25242565
Price	\$1,245,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,463
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Cohen
Listing Office	Erik Michael Ransdell, Broker

### Community Information

Address	18760 Cordata Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	N/A
City	Fountain Valley
County	Orange
Zip Code	92708

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage, RV Access/Parking
# of Garages	2
Garages	Direct Access, Driveway, Garage, RV Access/Parking
View	Park/Greenbelt
Pool	None
Security	Prewired, Security System, Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

### Exterior

Exterior	Drywall, Frame, Stucco, Wood Siding
Lot Description	ZeroToOneUnitAcre
Windows	ENERGY STAR Qualified Windows, Shutters
Roof	Concrete
Construction	Drywall, Frame, Stucco, Wood Siding
Foundation	Permanent, Slab

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Unfurnished, Wired for Sound, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary
Appliances	SixBurnerStove, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Tankless Water Heater, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Huntington Beach Union High
Elementary	Courreges
Middle	Fulton
High	Fountain Valley

## Additional Information

Date Listed	October 18th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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