

\$1,435,000 - 18016 Roch Court, Fountain Valley

MLS® #PW25251729

\$1,435,000

3 Bedroom, 3.00 Bathroom, 1,811 sqft
Residential on 0 Acres

Oakpointe, Fountain Valley,

Two-Story Detached New Home with city light views towards Saddleback Mountain by Bonanni Development - Residents have the choice of the highly acclaimed Huntington Beach or Fountain Valley School district! This exclusive enclave of detached homes is nearly sold out! Designs offering gracious great rooms with generous kitchen islands with pre-wire for your pendant lights included, white shaker cabinets and your choice of included quartz countertops and flooring. Kitchens include upscale GE Cafe series stainless steel appliances, with a GAS BURNING STOVE, microwave, dishwasher and refrigerator included! Smell the fresh paint and new home warranty! Owners enjoy a private driveway into their two car, direct access garages with ample storage space. Upstairs you will have 3 bedrooms, plus a fabulous loft/second family room. The primary bedroom has dual sinks and oversized showers with bench, plus walk-in closets.

This home is designed with 10 foot ceilings on the first level and 9 foot upstairs, making it exceptionally light & bright. Plus it has a wonderful private back yard with block walls included, a private sanctuary space to unwind in. SOLAR included in the price and built with Cat5 high speed connectivity throughout. Located just minutes to the beach, fine dining, shopping and all major transportation corridors.



Pictures are of other model home

Built in 2025

Essential Information

MLS® #	PW25251729
Price	\$1,435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,811
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Cottage
Status	Closed
Listing Agent	Janis Randazzo
Listing Office	Strategic Sales & Mkt. Grp.Inc

Community Information

Address	18016 Roch Court
Area	16 - Fountain Valley / Northeast HB
Subdivision	Oakpointe
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Amenities	Call for Rules, Maintenance Grounds, Maintenance Front Yard
Utilities	Cable Available, Phone Available, Sewer Connected, Electricity Available, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Door-Multi, Garage, Private, Direct Access, Driveway, Garage Door Opener, Garage Faces Side, Side By Side
# of Garages	2
Garages	Door-Multi, Garage, Private, Direct Access, Driveway, Garage Door Opener, Garage Faces Side, Side By Side

View	Hills, City Lights
Pool	None
Security	Smoke Detector(s), Fire Rated Drywall, Fire Sprinkler System

Exterior

Exterior	Drywall, Brick Veneer, Ducts Professionally Air-Sealed, Frame, Stucco
Lot Description	ElevenToFifteenUnitsAcre, Front Yard, Sprinklers In Front, Yard
Windows	Insulated Windows
Roof	Synthetic
Construction	Drywall, Brick Veneer, Ducts Professionally Air-Sealed, Frame, Stucco
Foundation	Slab

Interior

Interior	Concrete, Tile
Interior Features	Walk-In Closet(s), All Bedrooms Up, Block Walls, Breakfast Bar, High Ceilings, Loft, Open Floorplan, Primary Suite, See Remarks, Wired for Data
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, High Efficiency Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Huntington Beach Union High
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Additional Information

Date Listed	October 31st, 2025
Days on Market	81
Short Sale	N
RE / Bank Owned	N

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