

# \$1,479,000 - 18013 Roch Court, Fountain Valley

MLS® #PW26026347

---

## \$1,479,000

3 Bedroom, 3.00 Bathroom, 1,863 sqft  
Residential on 0 Acres

Oakpointe, Fountain Valley,

NEW, NEW, NEW! Two-Story Detached New Home with a quiet interior location of the community built by Bonanni Development - Residents have the choice of the highly acclaimed Huntington Beach or Fountain Valley School district! This exclusive enclave of 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 model home

Built in 2025

### Essential Information

MLS® #	PW26026347
Price	\$1,479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,863
Acres	0.07
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	18013 Roch Court
Area	16 - Fountain Valley / Northeast HB
Subdivision	Oakpointe
City	Fountain Valley
County	Orange
Zip Code	92708

### Amenities

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

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

## Exterior

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

## Interior

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

## School Information

District	Huntington Beach Union High
----------	-----------------------------

## Additional Information

Date Listed	February 4th, 2026
Days on Market	2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 22nd, 2026 at 5:35am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.