

# **\$1,300,000 - 18519 Callens Circle, Fountain Valley**

MLS® #PW23004802

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## **\$1,300,000**

4 Bedroom, 3.00 Bathroom, 2,647 sqft  
Residential on 0 Acres

Morningside (MORS), Fountain Valley,

Gorgeous, One of a Kind Home in the Highly Desirable Morningside Community in Fountain Valley where Properties Rarely Come to the Market. Ideal Location on a Private Cul-de-Sac Street. This Home has been so loved and well taken care of that it exudes warmth, quality, charm and happiness. Spacious Open Floor Plan with Distinctive Architectural Design and Elegant Accents Offers 4 Bedrooms, 3 Baths, Formal Dining Room, Living Room and Family Room with a Cozy Fireplace. Grand Entry is Highlighted with Stunning Custom Wrought Iron Staircase. Gourmet, Thoughtfully Designed Kitchen Features Custom Cabinets, Granite Counters, Large Island, Quality Stainless Steel Appliances; Filtration System; Custom Mosaic Tile Floor; Newer Oven Top, Dishwasher, Sink and Faucet. Both Family Room and Living Room have access to Entertainer's Backyard Enhanced by Custom Designed Wrought Iron Gazebo and Mature Tropical Foliage, Perfect for BBQ, Dining al Fresco, Hosting Parties and Making Memories of a Lifetime. Upstairs you will find Four Bedrooms and Two Full Bathrooms with Dual Sinks and Granite Counters. Elegant Master Suite Features Spacious Retreat, Extra Large Walk-in Closet and Balcony to Enjoy Sunsets and Ocean Breeze; Luxurious Spa-Like Master Bathroom with Soaking Tub and Separate Shower with Impressive Stonework. The Features of this Exceptional Home are Endless: A/C, Ceiling Fans, brand New Water Heater, Freshly Painted Exterior, Newer Dual



Pane Windows and Patio Doors, Recessed Lights, Plantation Shutters, Individual Laundry Room; 2-car Garage with Direct Access and more. No Mello-Roos. Ideally Located Less than 4 miles to the Beach, close to Shopping, Restaurants, and Parks. Award-Winning schools! Easy access to the 405 Freeway. Truly a Rare Find in the Beach Area! Welcome to your Dream Home! The Seller may consider buying down an interest rate with the right offer.

Built in 1987

**Additional Information**

City	Fountain Valley
County	Orange
Zip	92708
MLS® #	PW23004802
Bedrooms	4
Bathrooms	3
Square Ft	2,647
Lot Size	0.10
Neighborhood	Morningside (MORS)
Levels	Two
Garages	2
School District	Huntington Beach Union High
HOA Dues	\$100
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Olga Keyes
Provided By:	Seven Gables Real Estate

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