Cross Property 360 Property View

17230 San Lorenzo Circle, Fountain Valley, CA 92708

Listing

17230 San Lorenzo Cir, Fountain Valley 92708 STATUS: **Active** LIST PRICE: **$1,604,000**

South of Warner Ave, East of Ward St

BED / BATH: **4/3,0,0,0**
SQFT(src): **2,288 (A)**
PRICE PER SQFT: **$701.05**
LOT(src): **5,400/0.124 (A)**
LEVELS: **Two**
GARAGE: **2/Attached**
YEAR BUILT(src): **1971 (ASR)**
PROP SUB TYPE: **SFR/D**
DAM / CDAM: **209/281**
SLC: **Auction**
PARCEL #: **16903250**
LISTING ID: **PW26070010**

SKYSLOPE FORMS

DESCRIPTION

Property is being offered via auction. Welcome to 17230 San Lorenzo Circle—a statement of modern elegance and refined living, nestled in the highly sought-after Green Valley enclave of Fountain Valley. This fully reimagined residence offers 4 bedrooms, 3 bathrooms, and a versatile bonus room spanning approximately 2,288 square feet on a 5,400 sq ft lot. Every detail has been curated to evoke sophistication and comfort. The open-concept design bathes the interior in natural light, accentuated by custom recessed illumination and sleek contemporary finishes. The gourmet chef's kitchen is a centerpiece of artistry and function, showcasing a dramatic waterfall island, integrated high-end appliances, and flawless cabinetry. The living area sets the stage for unforgettable entertaining with a bespoke illuminated wine cellar and a designer-crafted feature wall that elevates the home's ambiance. Upstairs, retreat to the luxurious primary suite, a serene sanctuary complete with a private balcony, expansive walk-in closets, and a spa-inspired ensuite designed for indulgence. The enclosed glass patio extends the living space effortlessly, leading to a lush tropical garden adorned with mature longan trees, creating a tranquil oasis for year-round enjoyment. Additional features include solar panels, a low $45/month HOA with access to community pools and clubhouse, and proximity to Mile Square Park and acclaimed local schools. Masterfully blending luxury, innovation, and timeless style, this Fountain Valley gem offers an unparalleled lifestyle in one of Orange County's most desirable neighborhoods.

EXCLUSIONS:

INCLUSIONS:

AREA: **16 - Fountain Valley / Northeast HB**
SUBDIVISION: **Other (OTHR)/Other**
COUNTY: **Orange**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?: **No**

LIST $ ORIGINAL: **$1,609,000**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING:
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
ROOM TYPE: **All Bedrooms Up, Bonus Room, Kitchen**
EATING AREA:

COOLING: **Central Air**
HEATING: **Central**
VIEW: **None**
WATERFRONT:
LAUNDRY: **Dryer Included, In Garage, Washer Included**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Balcony, Recessed Lighting**
MAIN LEVEL BEDROOMS: **0**
MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY: **None**
APPLIANCES: **Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Refrigerator**
KITCHEN FEATURES:
BATHROOM FEATURES: **Shower in Tub, Jetted Tub**

FLOORING:
ENTRY LOC/ENTRY LVL: **Front/1**
FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre, Cul-De-Sac**
POOL: **Association**

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **Yes** GREEN VERIFICATION: **No**
POWER PROD TYPE: **Photovoltaics** POWER PROD SIZE: **3.36** POWER PROD YR INSTALL: **2016** POWER PROD ANNUAL: **5,556**
POWER PROD ANNUAL STATUS: **Estimated** POWER PROD OWNERSHIP: **Leased**

COMMUNITY

HOA FEE: **$45/Monthly** HOA NAME: **Green Valley** HOA PHONE: **7149628205** # OF UNITS: **1**
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **2**
OTHER FEES: HOA AMENITIES: **Pool, Clubhouse**
COMMUNITY: **Curbs**
HOA MANAGEMENT NAME: **PowerStone Property Management**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: TAX LOT: **47**
PARCEL #: **16903250** LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:
ADDITIONAL APN(s): **No** LAND LEASE PURCH?: WATER SOURCE: **Public** TAX TRACT #: **6930**
LAND LEASE RENEW: LOT SIZE DIM: ZONING:
LAND LEASE EXP DATE: ASSESSMENTS: **None** TAX OTHER ASSESSMENT: **$392**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Huntington Beach Union High** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
ELEM SOURCE: MIDDLE/JR SOURCE: HIGH SOURCE: **Public Records**
HIGH SCH DIST SOURCE: **Public Records** ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **1031 Exchange, Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/01/26**
START SHOWING DATE:
ON MARKET DATE: **04/01/26**
PRICE CHG TIMESTAMP: **04/26/26**
STATUS CHG TIMESTAMP: **04/01/26**
MOD TIMESTAMP: **10/27/26**
EXPIRED DATE: **03/31/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on December 18, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Sophia Luu**
SHOW CONTACT PH: **2799461327**
LOCK BOX LOCATION: [redacted]
LOCK BOX TYPE: [redacted]
OCCUPANT TYPE: [redacted]
OWNER'S NAME:
SHOW INSTRUCTIONS: **Call/Text Sophia (279) 946-1327 for showing appointment**
DIRECTIONS: **South of Warner Ave, East of Ward St**

AGENT / OFFICE

LA: **(PWLUUKAR) Karen Ngoc Lang Luu**
CoLA:
LO: **(PB20347) Century Financial Group, Corp.**
LO PHONE: **442-386-2495**
CoLO:
CoLO PHONE:

LA State License: **01426053**
CoLA State License:
LO State License: **01930905**
LO FAX: **714-892-0222**
CoLO State License:
CoLO FAX:
Offers Email: **kluu2495@gmail.com**

CONTACT PRIORITY

1.LA DIRECT: **4423862495**

AGENT FULL: Residential LISTING ID: PW26070010

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