

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: 178/250
SLC: Auction
PARCEL #: 16903250
LISTING ID: PW26070010



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	LIST \$ ORIGINAL: \$1,609,000	SELLER WILL CONSIDER CONCESSIONS IN OFFER:	COOLING: Central Air
SUBDIVISION: Other	BASEMENT SQFT:	ROOM TYPE: All Bedrooms	HEATING: Central
(OTHR)/Other	COMMON WALLS: No Common Walls	Up, Bonus Room, Kitchen	VIEW: None
COUNTY: Orange	PARKING:	EATING AREA:	WATERFRONT:
SENIOR COMMUNITY?: No	HORSE:		LAUNDRY: Dryer Included, In Garage, Washer Included
CERTIFIED 433A?: No	PROBATE AUTHORITY:		

PROP SUB TYPE: Single Family Residence (Detached)	STRUCTURE TYPE: House	COMMON INTEREST: None
---	-----------------------	-----------------------

INTERIOR

INTERIOR: Balcony, Recessed Lighting	ACCESSIBILITY: None	FLOORING:
MAIN LEVEL BEDROOMS: 0	APPLIANCES: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Refrigerator	ENTRY LOC/ENTRY LVL: Front/1
MAIN LEVEL BATHROOMS: 1	KITCHEN FEATURES:	FIREPLACE: Living Room
	BATHROOM FEATURES: Shower in Tub, Jetted Tub	

EXTERIOR

EXTERIOR:	SECURITY:	LOT: 0-1 Unit/Acre, Cul-De-Sac	PATIO/PORCH:
FENCING:	SEWER: Public Sewer	POOL: Association	SPA:
DIRECTION FACES:			

BUILDING

BUILDER NAME:	ARCH STYLE:	ROOF:	CONSTR MTLs:
MAKE:	DOOR:	FOUNDATION DTLS:	OTHER STRUCT:
BUILD MODEL:	WINDOW:	PROP COND:	NEW CONSTRUCTION YN: No
TAX MODEL:			

GARAGE AND PARKING

ATTACHED GARAGE?: Attached	PARKING TOTAL: 2	GARAGE SPACES: 2	CARPORT SPACES:
UNCOVERED SPACES:	# REMOTES:	RV PARK DIM:	

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** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
Beach Union High 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

DATES

BAC: TERMS: **1031 Exchange, Cash, Cash to New Loan** LIST CONTRACT DATE: **04/01/26**
 BAC RMRKS: LIST AGMT: **Exclusive Right To Sell** START SHOWING DATE:
 DUAL/VARI COMP?: **Yes** LIST SERVICE: **Full Service** ON MARKET DATE: **04/01/26**
 LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP: **04/26/26**
 CURRENT FINANCING: DISCLOSURES: STATUS CHG TIMESTAMP: **04/01/26**
 POSSESSION: **Close Of Escrow** INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **09/26/26**
 SIGN ON PROPERTY?: **Yes** INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **03/31/27**
 CONTINGENCY LIST: NEIGHBORHOOD MARKET REPORT YN?: **Yes** 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 October 19, 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** LOCK BOX LOCATION: 
 SHOW CONTACT NAME: **Sophia Luu** LOCK BOX TYPE: 
 SHOW CONTACT PH: **2799461327**    
 SHOW INSTRUCTIONS: **Call/Text Sophia (279) 946-1327 for showing appointment**
 DIRECTIONS: **South of Warner Ave, East of Ward St**

OCCUPANT TYPE: 
 OWNER'S NAME:

AGENT / OFFICE

CONTACT PRIORITY

LA: **(PWL00KAR) Karen Ngoc Lang Luu** LA State License: **01426053**
 CoLA: CoLA State License:
 LO: **(PB20347) Century Financial Group, Corp.** LO State License: **01930905**
 LO PHONE: **442-386-2495** LO FAX: **714-892-0222**
 CoLO: CoLO State License:
 CoLO PHONE: CoLO FAX:
 Offers Email: kluu2495@gmail.com

1.LA DIRECT: **4423862495**