

# Feature List



## 10229 Black River Court, Fountain Valley

3 Bedrooms + 2.5 Baths 1,656 Est. Square Feet

Welcome to this rare opportunity to live in a 3 bedroom, 2.5 bath home in the Tiburon community in Fountain Valley. Entering you will immediately be taken in by the oversized windows, built-in storage, and combination of wood flooring and soft carpeting. The living room flowing nicely into the formal dining room. The kitchen featuring Spanish tile flooring, a large breakfast bar, and both a sliding glass door and an exterior granite countertop in the backyard allowing for seamless indoor-outdoor entertaining. Just off the kitchen there is a breakfast nook area with wood flooring and built-in cabinetry. Upstairs there are three bedrooms, all light and bright, and two bathrooms. The master bedroom has two large closets with built-in storage and a dressing area with updated lighting. Additional features include plantation blinds, 2 car garage with laundry hook-ups, fruit trees in the private backyard, shared grassy courtyard with seating area, and ample storage space. This fabulous home offers the perfect location for any lifestyle being only moments to shops, dining, entertainment, and a selection of premier schools providing all the elements for relaxing, comfortable and easy-care living.

### Entryway

- Beautiful Wood Floors
- Double Doorway
- Recessed Lighting

### Living Room

- Neutral Carpeting
- Large Windows
- Build-in Cabinets
- Seamlessly Flows into Formal Dining Room

### Formal Dining Room

- Neutral Carpeting
- Hanging Light
- Granite Countertop w/White Cabinetry and Recessed Lighting

### Kitchen

- Spanish Tile Flooring
- Granite Countertop
- Maple Cabinetry
- Breakfast Bar
- Recessed Lights
- White Appliances
- Sliding Glass Door to Backyard

### Breakfast Nook

- Beautiful Wood Floors
- Built-in Maple Cabinetry
- Storage Area beneath Stairs
- Sliding Glass Door to Backyard

### Private Backyard

- Spanish Tile Flooring
- Granite Countertop Adjacent to Kitchen Window Allowing for Indoor-Outdoor Entertaining
- Wooden Fencing Adding to Privacy
- Fruit Trees

### Downstairs Powder Room

- Blue Carpet
- Upgraded Lighting

### Upstairs Bathroom

- Shower/Tub Combo
- Vanity Mirror