

Cross Property 360 Property View

10984 Goldeneye Avenue, Fountain Valley, CA 92708

Listing

**10984 Goldeneye Ave, Fountain Valley
92708**STATUS: **Active Under Contract**LIST PRICE: **\$1,861,000** ↑

North of Talbert - West of Euclid



Recent: 10/09/2026 : ACT UC : A->U



BED / BATH: **6/4,0,1,0**
 SQFT(src): **2,916 (A)**
 PRICE PER SQFT: **\$638.20**
 LOT(src): **9,880/0.2268 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1968 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **198/198**
 SLC: **Auction**
 PARCEL #: **16920107**
 LISTING ID: **PW26068372**



DESCRIPTION

Property is being offered via auction. Opportunities like this are rare in Fountain Valley's coveted Meadow Homes enclave—where versatility, scale, and modern living come together on an expansive 9,880 sq. ft. lot. Thoughtfully configured with two distinct residences, this property is perfectly suited for investors seeking strong rental potential or homeowners desiring a refined multi-generational living arrangement. At the rear of the property, a newly constructed 2023 ADU delivers contemporary design and turnkey efficiency. Offering approximately 1,200 sq. ft., this 3-bedroom, 2-bath residence features a fully paid solar system, its own separate address, and dedicated parking—creating a private, self-sufficient living environment ideal for premium rental income or extended family. The front residence has been tastefully remodeled to balance comfort with functionality across approximately 1,716 sq. ft. The home offers 3 bedrooms and 2.5 bathrooms, anchored by an expansive living room with a statement stone fireplace and abundant natural light streaming through dual skylights. Designed with both daily living and entertaining in mind, the open-concept kitchen with quartz countertops flows effortlessly into a spacious dining area enhanced by a skylight, ceiling fan, and custom built-in workspace. A separate laundry room with ample storage and a convenient half bath further elevate practicality. The primary suite serves as a private retreat, complete with a walk-in closet, dedicated vanity station, and an upgraded bath with a walk-in shower, while the secondary bathroom features dual vanities and a full tub/shower configuration. Positioned within walking distance to major retail, including Costco, and offering seamless access to the 405 Freeway, this property combines location, flexibility, and long-term upside—making it a compelling choice for both savvy investors and discerning homeowners alike.

EXCLUSIONS:

INCLUSIONS:

AREA: **16 - Fountain Valley / Northeast HB**
 SUBDIVISION: **Meadow Homes I (MEAD)/Meadow Homes I (MEAD)**
 COUNTY: **Orange**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,800,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Open Floorplan, Quartz Counters, Recessed Lighting**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater**
 KITCHEN FEATURES: **Quartz Counters, Remodeled Kitchen**
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Corner Lot, Lot 6500-9999**
 POOL: **None**

PATIO/PORCH:
 SPA: **None**

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:

ADU

Type: **Standard** #Beds: **3** Parking: **Yes** Electric Meter: **Separate**

Attached: **No** #Baths: **2** Occupied: **Yes** Gas Meter: **Separate**
 Separate Address: **Yes** Entry Level: **Lower** Rented/(\$): **Yes/ \$3,500.00** Water Meter: **Separate**
 Living Area/Src: **1,200.00/Builder** Year Built/Src: **2023/Builder** Rented Until: **07/31/26** Kitchen Feat.: **Range, Refrigerator, Sink, Stove**
 Access Type: **Separate** Levels: **One**

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:

POWER PROD YR INSTALL: **2023** POWER PROD ANNUAL:

POWER PROD ANNUAL STATUS:

POWER PROD OWNERSHIP:
Owned

COMMUNITY

HOA FEE: **\$0**

HOA FEE 2:

HOA FEE 3:

OTHER FEES:

COMMUNITY: **Curbs**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME:

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES:

HOA PHONE:

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **2**# UNITS IN COMMUNITY: **1**STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**PARCEL #: **16920107**ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

LAND LEASE EXP DATE:

UTILITIES:

ELECTRIC:

WATER SOURCE: **Public**

LOT SIZE DIM:

ASSESSMENTS: **None**TAX LOT: **1**

TAX BLOCK:

TAX TRACT #: **6062**

ZONING:

TAX OTHER ASSESSMENT: **\$522**TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Huntington****Beach Union High**HIGH SCH DIST SOURCE: **See Remarks**

ELEMENTARY:

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE: **Public Records**

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SOURCE: **Public Records**

HIGH SCHOOL OTHER:

LISTING

DATES

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **Yes**LEASE CONSIDERED?: **No**CURRENT FINANCING: **None**POSSESSION: **Close Of Escrow**SIGN ON PROPERTY?: **No**CONTINGENCY LIST: **Contingent on Buyer Sale, See Remarks, Standard Contract Contingencies**CONTINGENCY: **Loan, appraisal and investigation contingencies; removal date approx. 10/25/2026.****PRIVATE REMARKS: Offer accepted 10/08/2026; listing is under contract. The auction is now scheduled for December 02, 2026. List price reflects the original auction starting bid. Contact Listing Agent for current status.**TERMS: **1031 Exchange, Cash, Cash to New Loan**LIST AGMT: **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**LIST CONTRACT DATE: **03/26/26**

START SHOWING DATE:

ON MARKET DATE: **03/30/26**PRICE CHG TIMESTAMP: **03/31/26**STATUS CHG TIMESTAMP: **10/09/26**MOD TIMESTAMP: **10/14/26**EXPIRED DATE: **03/25/27**PURCH CONTRACT DATE: **10/08/26**EST. CLOSE DATE: **11/23/26**

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**SHOW CONTACT NAME: **Sophia Luu**SHOW CONTACT PH: **279-946-1327**SHOW INSTRUCTIONS: **Contact Sophia for showing appointment (279) 946-1327**DIRECTIONS: **North of Talbert - West of Euclid**

LOCK BOX LOCATION:

LOCK BOX TYPE: **None**OCCUPANT TYPE: **Tenant**

OWNER'S NAME:

AGENT / OFFICE

CONTACT PRIORITY

LA: **(PWL00KAR) 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**1.LA DIRECT: **4423862495**

COMPARABLE INFORMATION

CLOSE PRICE:

LIST PRICE: **\$1,861,000**

LIST \$ ORIGINAL:

PURCH CONTRACT DATE: **10/08/26**EST. COE: **11/23/26**DAM/CDAM: **198/198**

BUYER FINANCING:

BA: **()**

BO:

BA State License:

BO State License:

CoBA: **()**

CoBO:

CoBA State License:

CoBO State License:

CONCESS FINANCING COSTS \$:

CONCESS PROP IMPROV COSTS \$:

CONCESS BUYER BROKER FEE \$:

CONCESS CLOSING COSTS \$:

CONCESS OTHER COSTS \$:

CONCESS AMOUNT **(TOTAL)** \$:

CONCESSION CMTS:

ESTIMATED SELLING INFORMATION

EST BUYER AGENT: **NONMEMBER**EST BA STATE LICENSE: **01762224**

EST CO BUYER AGENT:

EST BUYER OFFICE: **West Coast Real Estate**EST BO STATE LICENSE: **00000001**

EST CO BUYER OFFICE:

EST CLOSE DATE: **11/23/26**

