

# **\$1,540,088 - 17081 Berlin Lane, Huntington Beach**

MLS® #OC24240574

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## **\$1,540,088**

3 Bedroom, 2.00 Bathroom, 1,846 sqft  
Residential on 0 Acres

California Classics (15) (CALI), Huntington Beach,

Welcome to 17081 Berlin Lane! This exquisite 3-bedroom, 2-bathroom Cal Classics residence has been thoughtfully upgraded and is nestled in one of the most sought-after neighborhoods. Just moments away from scenic trails that lead to the Bolsa Chica Wetlands and the stunning beaches, this property perfectly embodies a lifestyle of adventure and tranquility. As you step inside, youâ€™ll be greeted by a warm and inviting atmosphere where luxury vinyl flooring flows seamlessly throughout. Abundant natural light and refreshing ocean breezes create a comfortable ambiance. Unwind by the cozy fireplace in the family room, featuring custom built-in cabinetry, while your pet enjoys the cozy den tucked beneath the stairs. The heart of this home is undoubtedly the gourmet kitchen, designed for culinary enthusiasts. It boasts stainless steel appliances, a wine refrigerator, a double oven, a 5-burner range with griddle, a pantry, and a custom tile backsplash. The kitchen opens gracefully to the living and dining areas, making it the ideal space for entertaining guests. Retreat to the upstairs primary bedroom, a true sanctuary, complete with a beautifully updated bathroom featuring a soothing soaking tub, dual sinks, a step-in shower, and an expansive walk-in closet. Two additional bedrooms are conveniently located on the first floor, sharing a elegantly modernized full bathroom. Step outside to the generous backyard, perfect for hosting gatherings or simply enjoying



breathtaking sunsetsâ€”a blank canvas for you to create your own outdoor oasis. The finished garage offers a great workspace with ample storage and cabinetry. This well-maintained and cherished home is perfectly positioned near California distinguished schools, an array of shopping and dining options, picturesque trails, parks, Huntington Harbour, Meadowlark Golf Course, and the sparkling ocean. Donâ€™t miss your opportunity to claim this exceptional property as your own!

Built in 1968

Essential Information

MLS® #	OC24240574
Price	\$1,540,088
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,846
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Via
Listing Office	Compass

Community Information

Address	17081 Berlin Lane
Area	15 - West Huntington Beach
Subdivision	California Classics (15) (CALI)
City	Huntington Beach
County	Orange
Zip Code	92649

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None
Security	Closed Circuit Camera(s), Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Front Yard, Sprinkler System
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
Elementary	Harbor View
Middle	Marine View
High	Huntington

## Additional Information

Date Listed	November 24th, 2024
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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