

# **\$545,000 - 12564 Montecito Road # 4, Seal Beach**

MLS® #OC24249234

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## **\$545,000**

2 Bedroom, 1.00 Bathroom, 686 sqft  
Residential on 0 Acres

Bridge Creek Villas (BRCV), Seal Beach,

Welcome to Bridge Creek Villas, situated in the prestigious community of Rossmoor. This charming 2-bedroom unit is a find, conveniently located behind The Shops at Rossmoor, which offers an incredible array of shopping and dining options.

When you open the front door, a wave of joy will fill your heart! This home features new flooring, fresh paint, a remodeled kitchen, a charming balcony, a cozy fireplace, recessed lighting, ceiling fans, and a new HVAC system. Don't let the square footage deter you—this unit feels grand and spacious. It features a cheerful living room with an adorable Juliette balcony that captures the ocean breeze, along with an elegant fireplace. Every bit of space serves a purpose, evidenced by a bank of cabinets and display shelves beside the fireplace. The mirrored dining wall enhances the spacious feel of the home. A picture window above the kitchen sink offers a lovely view of the common area. The large bathroom has a great vanity area and an oval soaking tub. The bedrooms are on either side of the Jack and Jill bathroom, providing easy access to both.

The community offers excellent amenities, including a perimeter gate, several gathering BBQs and sitting areas, ambient fountains, multiple laundry facilities, a heated spa, and a delightful atmosphere that will make this property stand out on your list.

Surrounded by fabulous options, the library is on one side, The Shops of Rossmoor is just



steps away, Rossmoor's pristine homes neatly line the streets, and Rush Park is just a block away. In addition to the fun amenities, it is in the highly acclaimed, award-winning Los Alamitos School District.

Commuting is a snap with easy freeway access just a mile away and

Parking is convenient with a private one-car garage and plenty of guest parking.

If you grow tired of shopping, park activities, and the excellent dining options, the ocean is just a few miles to the west. Seal Beach Municipal Pier and Main Street are known for their nostalgic and charming boutiques, restaurants, festivals, and stunning coastline.

Don't miss this opportunity to live in this renowned neighborhood before it's gone!

The HOA fee covers water, trash, (gas/electricity for common areas), and exterior maintenance.

Built in 1978

**Essential Information**

MLS® #	OC24249234
Price	\$545,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	686
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Closed
Listing Agent	Kimber Wuerfel
Listing Office	Kimber/Alana Boutique Real Estate

**Community Information**

Address	12564 Montecito Road # 4
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Area	51 - Rossmoor
Subdivision	Bridge Creek Villas (BRCV)
City	Seal Beach
County	Orange
Zip Code	90740

## Amenities

Amenities	Barbecue, Call for Rules, Insurance, Maintenance Grounds, Outdoor Cooking Area, Picnic Area, Spa/Hot Tub, Trash, Water
Parking Spaces	1
Parking	Door-Single, Garage, Garage Door Opener, Private
# of Garages	1
Garages	Door-Single, Garage, Garage Door Opener, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Lot Description	Near Park, Near Public Transit, Walkstreet
Roof	Composition
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Balcony, Built-in Features, Ceiling Fan(s), Dressing Area, Granite Counters, Jack and Jill Bath, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
Elementary	Hopkinson
Middle	Oak
High	Los Alamitos

**Additional Information**

Date Listed	March 1st, 2025
Days on Market	156
Short Sale	N
RE / Bank Owned	N

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