

\$1,469,000 - 17431 Forbes Lane, Huntington Beach

MLS® #OC25000761

\$1,469,000

3 Bedroom, 2.00 Bathroom, 1,706 sqft
Residential on 0 Acres

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

Welcome to your personal, private resort that you will get to call home where you can feel the ocean breeze. Located in a highly coveted neighborhood within walking distance of the Bolsa Chica wetlands, walking trails that lead to the beach and public workout equipment right out your back gate. If you work from home, step out of your detached, private, structure with 8-foot French doors, fully insulated with air conditioning and heating, and wired for inside and outside speakers. 119 square feet so not included in square footage. Electrical is permitted. Use as an office, game room or pool house. After a hard day's work, step out into your oasis backyard, with sparkling 40-foot pool remodeled in 2019 with pebble-tech, 8-foot Baja step, spa and multi-colored pool lights and water decent fountains. Pool and privacy wall lights controlled on your phone through Aqua Link®. The gas fire pit area with a view of the pool and mahogany lighted wall sets the scene for intimate conversations or a gathering with friends and make the stress of the day disappear. Inside watch the sunsets or the kids play while preparing dinner in the remodeled kitchen featuring Samsung black stainless smart appliances with double oven, full-size refrigerator (included), Tommy Bahama tile, and built in dining area. (Dining table included). After a long day, retire upstairs to your primary bedroom retreat with view of HB sunsets and no neighbors behind you. 3 spacious closets and a separate dressing area



overlooking the backyard. House recently painted outside and inside. RV parking, epoxy-coated garage floor with extra storage in rafters and cabinets and a workbench add to the extra features of this stunning home. Dual pane, vinyl windows and fenced front yard. Similar models have been made into 4-bedroom off front attic or in primary suite. Don't miss this rare opportunity to make this gem your new home.

Built in 1967

Essential Information

MLS® #	OC25000761
Price	\$1,469,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,706
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michael Odenbreit
Listing Office	RE/MAX TerraSol

Community Information

Address	17431 Forbes Lane
Area	15 - West Huntington Beach
Subdivision	California Classics (15) (CALI)
City	Huntington Beach
County	Orange
Zip Code	92649

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Available,
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	Underground Utilities
Parking Spaces	5
Parking	Concrete, Covered, Direct Access, Driveway, Garage Faces Front, Garage, Door-Single, Public
# of Garages	2
Garages	Concrete, Covered, Direct Access, Driveway, Garage Faces Front, Garage, Door-Single, Public
View	Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Private, Filtered, Pebble, Permits, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

Exterior

Exterior	Stucco, Concrete, Drywall
Exterior Features	Rain Gutters, Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers Timer, Landscaped, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Custom Covering(s), Double Pane Windows, Insulated Windows, Low Emissivity Windows
Roof	Composition
Construction	Stucco, Concrete, Drywall
Foundation	Raised, Slab

Interior

Interior	Wood, Stone
Interior Features	Breakfast Area, Ceiling Fan(s), Pantry, Quartz Counters, Recessed Lighting, Storage, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Attic, Block Walls, Built-in Features, Crown Molding, Dressing Area, Eat-in Kitchen, Sunken Living Room, Track Lighting, Unfurnished, Wired for Sound
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Range Hood, Convection Oven, Disposal, Double Oven, Electric Oven, Gas Cooktop, Ice Maker, Self Cleaning Oven, Vented Exhaust Fan, Water Heater
Heating	Central, Forced Air
Cooling	Attic Fan, None
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

School Information

District	Huntington Beach Union High
Elementary	Hope View
Middle	Marina View
High	Huntington Beach

Additional Information

Date Listed	January 2nd, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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