

# \$1,250,000 - 17312 Wild Rose Lane, Huntington Beach

MLS® #OC25017447

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 1,714 sqft

Residential on 0 Acres

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

Welcome to 17312 Wild Rose Lane, a charming two-story home in a highly desirable Huntington Beach neighborhood. Situated on a peaceful, tree-lined street, this home boasts incredible curb appeal with a lush front yard, mature landscaping, and a charming stone-accented entryway that warmly invites you inside.

Step through the front door and into a bright, open-concept living space filled with natural light from large windows. The formal living room features laminate flooring, scraped ceilings, and recessed lighting, creating a modern and inviting atmosphere. Ceiling fans in each bedroom, the dining room, and the family room enhance comfort throughout the home. Just beyond the living area, the formal dining room provides the perfect space for hosting family and friends.

The open and airy kitchen seamlessly connects to the family room, making it the heart of the home. With white cabinetry, marble-inspired countertops, and ample storage, this space is both stylish and functional. A large window over the sink offers a view of the backyard, filling the kitchen with natural light. The adjoining family room features a cozy fireplace with a stone surround, making it a warm and welcoming retreat. A large sliding glass door opens to the private backyard, creating a perfect flow for indoor-outdoor living.



Upstairs, you'll find three generously sized bedrooms, including a primary suite with an ensuite bath. The updated guest bathroom features a modern vanity and bright finishes, while the primary bath is ready for your personal touch.

Outside, the wrap-around backyard is a private oasis, featuring lush greenery, multiple fruit trees, and a serene patio—ideal for relaxing or entertaining. Whether you're enjoying fresh-picked fruit or hosting gatherings, this peaceful outdoor retreat offers endless possibilities. The 2-car garage and extended driveway provide ample parking.

Located just 3 miles from the sand at Huntington Beach, this home offers the ultimate coastal lifestyle. Whether you enjoy surfing, sunbathing, or biking along the shore, you're just a 10-minute drive or a 20-minute bike ride from the ocean. Nestled near the Bolsa Chica Wetlands, the neighborhood also provides easy access to walking trails, shopping, and fine dining. Plus, this home is situated within an award-winning school district, making it an excellent choice for families.

This home is easy to show and won't last long at this price. Schedule your visit today!

Built in 1965

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | OC25017447  |
| Price      | \$1,250,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |

|                |                          |
|----------------|--------------------------|
| Square Footage | 1,714                    |
| Acres          | 0.14                     |
| Year Built     | 1965                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Style          | Traditional              |
| Status         | Closed                   |
| Listing Agent  | Maria Xanthakis          |
| Listing Office | Seven Gables Real Estate |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 17312 Wild Rose 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 |
| Parking Spaces | 2  |
| Parking        | Direct Access, Garage  |
| # of Garages   | 2  |
| Garages        | Direct Access, Garage  |
| View           | None   |
| Pool           | None   |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Stucco              |
| Lot Description | ZeroToOneUnitAcre   |
| Windows         | Double Pane Windows |
| Roof            | Composition         |
| Construction    | Stucco              |
| Foundation      | Raised              |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Laminate  |
| Interior Features | Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, All |

**Bedrooms Up**

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Electric Oven, Electric Range, Disposal |
| Heating      | Central   |
| Cooling      | Central Air   |
| Fireplace    | Yes   |
| Fireplaces   | 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 23rd, 2025 |
| Days on Market  | 7                  |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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