

\$1,500,000 - 4296 Elder, Seal Beach

MLS® #OC25040366

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,612 sqft

Residential on 0 Acres

College Park (COLP), Seal Beach,

Exquisite Family Haven with Extraordinary Features!

Step into a realm of pure comfort with this exquisite solar powered single-family residence. This gem of a home boasts high ceilings and hardwood flooring, creating an expansive atmosphere throughout its two floors. Four beautifully appointed bedrooms ensure comfort and privacy, including two primary bedrooms, one conveniently located on the ground level. Each primary bedroom is enhanced by an en-suite bathroom, epitomizing ease and convenience.

The heart of the home is undoubtedly the living area where the majestic fireplace adds a touch of warmth. A vaulted ceiling further accentuates the grandeur of this space. The adjacent kitchen showcases richly hued cherrywood cabinets, complemented exquisitely by stainless steel appliances.

The property extends its living space with a separate family room and upstairs bonus room. These spaces provide the ideal setup for an array of activities, from relaxation to entertainment. The attached garage accommodates two vehicles, providing ample storage while the newer tankless water heater ensures endless hot water supply.

Step outside and be captivated by the sprawling backyard oasis. Its lush turf grass



and a tantalizing jacuzzi invite endless afternoons of relaxation and fun-filled gatherings. The well-manicured front yard mirrors this outdoor allure.

Located in a neighborhood known for its well-paved roads, abundant street parking, and proximity to a host of restaurants, this home is a sanctuary amidst the vibrancy of suburban city life.

Discover the true essence of comfortable and sophisticated living in this extraordinary home. A viewing is a must - call us today to arrange your private tour!

Built in 1970

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | OC25040366 |
| Price | \$1,500,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,612 |
| Acres | 0.12 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Mark Witte |
| Listing Office | eXp Realty of California Inc |

Community Information

| | |
|-------------|------------------------|
| Address | 4296 Elder |
| Area | 48 - College Park East |
| Subdivision | College Park (COLP) |
| City | Seal Beach |
| County | Orange |

Zip Code 90740

Amenities

| | |
|----------------|---|
| Utilities | Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available |
| Parking Spaces | 2 |
| Parking | Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front |
| # of Garages | 2 |
| Garages | Driveway, Garage, Concrete, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Front |
| View | Neighborhood |
| Pool | None |

Exterior

| | |
|-------------------|--|
| Exterior | Stucco |
| Exterior Features | Awning(s) |
| Lot Description | ZeroToOneUnitAcre, Sprinkler System, Front Yard, Garden, Lawn, Sprinklers In Front, Sprinklers In Rear, Yard |
| Windows | Double Pane Windows, Plantation Shutters |
| Roof | Composition |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Tile, Wood |
| Interior Features | Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Dressing Area, Recessed Lighting, Stone Counters, Unfurnished |
| Appliances | Dishwasher, Electric Cooktop, Electric Range, Refrigerator, Tankless Water Heater |
| Heating | Forced Air, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|----------|----------------------|
| District | Los Alamitos Unified |
|----------|----------------------|

| | |
|------------|---------------|
| Elementary | McGaugh |
| Middle | Oak/Mcauliffe |
| High | Los Alamitos |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 24th, 2024 |
| Days on Market | 9 |
| Short Sale | N |
| RE / Bank Owned | N |

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