

\$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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