

# \$450,000 - 16115 Warmington Lane # 7, Huntington Beach

MLS® #OC25062783

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0 Acres

Gables (GAHB), Huntington Beach,

Are you looking for an amazing 2 bedroom condo that is located within minutes of world famous Huntington Beach and Huntington Harbor? If so, this is your lucky day! Located in the highly sought after private guard-gated Gables community, 16115 Warmington Lane features 1,229 square feet of living space spread across an extremely well thought out, and functional, floor plan that feels extremely open and airy. This 2-story condominium features 2 spacious bedrooms (both upstairs), 1 full bathroom (upstairs), and 1 half bathroom (downstairs), as well as a spacious living room complete with a fireplace, recessed lighting, ceiling fan, and plenty of room for all of your furniture. Just off the living room you will find the dining area, complete with a sliding door that leads to the spacious private front patio area, as well as the upgraded kitchen that features gorgeous white cabinetry and granite counter tops. The home features a lot of windows and doors that let in a tremendous amount of natural light and cool breezes. As if that isn't enough, the home also features laminate flooring, brand new carpet, an in-home laundry room (washer and dryer included), an attached 1 car garage with direct access to the home, and room for another car to be parked in the driveway in front of the garage door. The large front patio is a great private space that gives you a tremendous opportunity to enjoy outdoor living. If you open the sliding door, or front door, it is like having additional living space! The Gables



community is well known for the security that comes with knowing that the community is gated and guard controlled, as well as the private streets that are well maintained with little traffic, the abundance of amenities such as its pool, spa, BBQ areas, lush green belts and landscaping, and well maintained pride of ownership appearance. In terms of location, it doesn't get any better than this! The home is located within minutes of Huntington Harbor, the beach, major transit, shopping, dining, entertainment, and award winning schools. Homes in this community don't come up for sale very often, and when they do, they are often sold before they even hit the market. Don't miss this opportunity! (Please note that the home is on leased land.)

Built in 1980

## Essential Information

MLS® #	OC25062783
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condominium
Style	Patio Home
Status	Closed
Listing Agent	Mark Lima
Listing Office	Lima Real Estate Group

## Community Information

Address	16115 Warmington Lane # 7
Area	17 - Northwest Huntington Beach

Subdivision	Gables (GAHB)
City	Huntington Beach
County	Orange
Zip Code	92649

## Amenities

Amenities	Pool, Barbecue, Spa/Hot Tub
Parking Spaces	1
# of Garages	1
View	None
Has Pool	Yes
Pool	Association
Security	Gated with Guard

## Interior

Interior Features	All Bedrooms Up
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
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## Additional Information

Date Listed	March 21st, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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