

# **\$1,399,000 - 7612 Appleby, Huntington Beach**

MLS® #OC25070638

**\$1,399,000**

4 Bedroom, 3.00 Bathroom, 1,954 sqft

Residential on 0 Acres

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

Carpe Diem is definitely the proper term for this home! You will want to seize the day and get out to see this one before it's gone.

Luxurious 4 bedroom home in a fantastic neighborhood close to the beach has everything you are looking for. Gourmet kitchen with tons of storage space and view to lush, low maintenance back yard. Large family room with wood burning fireplace opens to your private oasis in the backyard. Huge primary bedroom has spa like bath with jetted tub and separate shower. Two large guest bedrooms and additional bath are upstairs. The fourth bedroom currently being used as an office has a balcony overlooking the peaceful backyard. Direct access two car garage features custom storage cabinets and epoxy floor finishes. Solar panels with backup battery power, air conditioning, low maintenance landscaping, R/V access and separate laundry room complete the wish list for this awesome home offered at an incredible price. Hurry and schedule your appointment to see today before it's too late.



Built in 1972

## **Essential Information**

MLS® # OC25070638

Price \$1,399,000

Bedrooms 4

Bathrooms 3.00

Full Baths	2
Half Baths	1
Square Footage	1,954
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bill Cuppy
Listing Office	Realty One Group West

## Community Information

Address	7612 Appleby
Area	15 - West Huntington Beach
Subdivision	California Classics (15) (CALI)
City	Huntington Beach
County	Orange
Zip Code	92648

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, RV Access/Parking
# of Garages	2
Garages	Direct Access, Driveway, Garage, RV Access/Parking
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Near Park, Yard
Windows	Garden Window(s), Bay Window(s), Double Pane Windows

## Interior

Interior	Stone, Laminate
Interior Features	All Bedrooms Up, Ceiling Fan(s), Granite Counters, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Free-Standing Range
Heating	Central, Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
Elementary	Hope View
Middle	Mesa View
High	Ocean View

## Additional Information

Date Listed	March 31st, 2025
Days on Market	158
Short Sale	N
RE / Bank Owned	N

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