

# **\$1,398,000 - 4688 Dogwood Avenue, Seal Beach**

MLS® #OC25075993

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## **\$1,398,000**

3 Bedroom, 2.00 Bathroom, 1,758 sqft  
Residential on 0 Acres

College Park (COLP), Seal Beach,

Discover this outstanding Seal Beach residence, strategically positioned in the heart of College Park East. The expansive living room exudes charm with a cozy fireplace and mantel, perfectly positioned to overlook the front courtyard. The kitchen is an epitome of functionality, boasting granite countertops, stainless steel double ovens, abundant cabinet space, and a spacious pantry. Additional features include a family room, formal dining room, and eating area adjacent to the kitchen. The primary suite is not only equipped with a slider to the patio and backyard, but also houses a walk-in closet. A laundry room with additional storage space serves practical needs. In 2010, the common areas of the home were renovated with hardwood floors and fresh carpeting. The backyard was transformed into an incredible entertainment space, boasting a built-in BBQ and fire pit, equipped with a dedicated gas line and electricity for a mini fridge, and a Master Spa which comfortably seats six people. This home features a newer AC system and a comprehensive smart home system, including door locks, sprinkler system and cameras/sensors on all entrances. The home's location is a spectacular advantage! The property falls within a top-rated school district, ranked 23rd in California! It's conveniently located near the 22 and 405 freeways, and the esteemed Old Ranch Country Club is a short walk away. This exclusive club offers an 18-hole golf course, a



clubhouse, and hosts numerous family and special events. This home offers an array of amenities at a truly enticing price, all while positioned in a stunning location. This is not just a home; it's a lifestyle. Welcome to this Seal Beach Home - where dreams meet reality.

Built in 1967

**Essential Information**

MLS® #	OC25075993
Price	\$1,398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,758
Acres	0.12
Year Built	1967
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	4688 Dogwood Avenue
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	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage,

	Off Street
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Off Street
View	Neighborhood
Pool	None
Security	Security System

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Clay, Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Stone Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Crown Molding, Galley Kitchen
Appliances	Double Oven, Dishwasher, Electric Cooktop, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
Elementary	McGaugh
Middle	Oak/Mcauliffe
High	Los Alamitos

## Additional Information

Date Listed	April 7th, 2025
Days on Market	24
Short Sale	N

RE / Bank Owned     N

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