

\$1,650,000 - 9171 Heatherton Circle, Huntington Beach

MLS® #OC25111412

\$1,650,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Residential on 0 Acres

Glen Mar (West) (GMWE), Huntington Beach,

Discover 9171 Heatherton, an exceptional, completely remodeled, single-level home in a sought-after Huntington Beach neighborhood. Three bedrooms, plus a massive bonus room (could be a 4th bedroom, separate family room or ADU), 2.5-bath home offering approx 2,000 sq ft of elegant living space. 9171 Heatherton perfectly blends comfort, style, and functionality - the owners have spent over \$300K in upgrades, making this home the ideal choice for modern beach living! The spacious layout features an open floor plan that seamlessly integrates the remodeled kitchen with the family room and entertainer's backyard, promoting effortless indoor/outdoor living. Separate living room (or 4th bedroom) provides ample space for large gatherings and multi-generational living. Remodeled kitchen with large center island, new Bertazzoni appliances, custom cabinets, wine fridge, custom lighting and more! Family room opens to the backyard with sliding panel doors (opening the whole wall outside) and cathedral ceilings providing a ton of natural light. The expansive master suite features a walk-in closet, sliding doors to the backyard and an upgraded master bathroom. Step outside to your private backyard oasis which includes new hardscape, mature tropical foliage, multiple seating areas and a pool-sized lot if you want to add a pool/spa in the future. Other upgrades include: new flooring, custom lighting, new roof, newer A/C and furnace, tankless hot-water heater, double-pane doors



& windows and more. Enjoy the space of a finished 2-car garage with epoxy floors, new garage door, new built-in cabinets w/pull-down stairs for additional storage and a driveway for additional parking. Situated in an outstanding location, on a quiet cul-de-sac street with close proximity to amazing schools and parks. Just minutes from the world-class beaches, shopping and restaurants of downtown Huntington Beach, 9171 Heatherton presents a rare opportunity to become part of an amazing neighborhood in a stunning custom home!

Built in 1968

Essential Information

MLS® #	OC25111412
Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sean Grange
Listing Office	Compass

Community Information

Address	9171 Heatherton Circle
Area	14 - South Huntington Beach
Subdivision	Glen Mar (West) (GMWE)
City	Huntington Beach
County	Orange
Zip Code	92646

Amenities

Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s)

Exterior

Lot Description	Front Yard, Street Level
Windows	Double Pane Windows

Interior

Interior Features	Cathedral Ceiling(s), Open Floorplan, Pull Down Attic Stairs, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Huntington Beach Union High
Elementary	Newland
Middle	Talbert
High	Huntington Beach

Additional Information

Date Listed	May 17th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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