

# **\$1,325,250 - 9452 Waterfront Drive, Huntington Beach**

MLS® #OC25136883

**\$1,325,250**

3 Bedroom, 2.00 Bathroom, 1,634 sqft

Residential on 0 Acres

Southport (SPOR), Huntington Beach,

Welcome to Southport – Coastal Living in Huntington Beach

Great opportunity! The seller has reduced the price by 5%, making this beautiful residence even more accessible. Don't miss your chance to own this fantastic property at a new, competitive price. Schedule a showing today!



Enjoy year-round ocean breezes in the highly desirable Southport neighborhood of Huntington Beach, located just over a mile from the beach. This charming single-level home offers a bright, airy layout with vaulted ceilings and an abundance of natural light. The cozy family room, complete with a fireplace, creates the perfect space for relaxing or entertaining.

The open-concept kitchen seamlessly connects to the living area, making it ideal for gatherings and everyday living. This well-priced home features three spacious bedrooms, two full bathrooms, and a versatile office space – perfect for working from home or converting into a guest room.

Located in a friendly, established community served by an award-winning school district, this is your opportunity to own a beautifully situated home in one of Huntington Beach's most sought-after neighborhoods.

Built in 1968

## Essential Information

MLS® #	OC25136883
Price	\$1,325,250
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,634
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matthew Freeland
Listing Office	Pacific Cove Estates

## Community Information

Address	9452 Waterfront Drive
Area	14 - South Huntington Beach
Subdivision	Southport (SPOR)
City	Huntington Beach
County	Orange
Zip Code	92646

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

## Exterior

Exterior	Drywall, Stucco, Wood Siding
Lot Description	Back Yard, Street Level
Construction	Drywall, Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Vinyl, Tile
Interior Features	All Bedrooms Down, Breakfast Bar, Ceiling Fan(s), Main Level Primary
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Disposal, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Huntington Beach Union High
Elementary	Eader
Middle	Sowers
High	Edison

## Additional Information

Date Listed	June 18th, 2025
Days on Market	88
Short Sale	N
RE / Bank Owned	N

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