

# \$669,000 - 13040 Del Monte Drive # 45g, Seal Beach

MLS® #OC25179967

## \$669,000

2 Bedroom, 1.00 Bathroom, 1,200 sqft  
Residential on 0 Acres

Leisure World (LW), Seal Beach,

Rare atrium opportunity in highly Desirable Mutual 15! This home has it all, Convenient drive-up parking directly in front of the unit plus a dedicated carport. The Patio features a newly installed wrought iron gate, elegant pavers, and an electric patio cover, perfect for relaxing or entertaining year round. inside, you'll find double-pane windows, central heating and air, Hardwood floors, and high ceilings in the living room with electric fireplace. An open-air atrium sits in the center of the home, framed with windows and sliding glass door to enjoy the natural light from every angle. The kitchen was remodeled just a year ago with a new quartz countertop, touchless faucet, and recessed lighting. The spacious Bathroom offers an easily accessible large Shower with a built-in Seat, a new quartz vanity top, and a convenient full-size stacked washer and dryer in unit.



Built in 1962

## Essential Information

MLS® #	OC25179967
Price	\$669,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,200
Acres	0.00
Year Built	1962
Type	Residential

Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Linda Gallagher
Listing Office	Short Line Real Estate Service

## Community Information

Address	13040 Del Monte Drive # 45g
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

## Amenities

Amenities	Billiard Room, Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Game Room, Meeting Room, Meeting/Banquet/Party Room, Maintenance Front Yard, Pickleball, Pool, Pet Restrictions, Recreation Room, Bocce Court, Electricity, Golf Course, Guard, Hot Water, Paddle Tennis, Picnic Area, RV Parking
Utilities	Cable Available
Parking	Assigned, Carport
Garages	Assigned, Carport
View	Courtyard
Has Pool	Yes
Pool	Association
Security	Gated with Guard, 24 Hour Security

## Exterior

Lot Description	Front Yard, Sprinklers In Front, Lawn, Street Level
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## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), High Ceilings, Quartz Counters, Recessed Lighting, All Bedrooms Down, Atrium
Appliances	Double Oven, Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	1

Stories                      One

**School Information**

District                      Los Alamitos Unified

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                      33

Short Sale                      N

RE / Bank Owned                      N

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