

# \$279,000 - 13040 Oak Hills Drive # 224d, Seal Beach

MLS® #OC25236737

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## \$279,000

1 Bedroom, 1.00 Bathroom, 608 sqft  
Residential on 0 Acres

Leisure World (LW), Seal Beach,

Elegant One-Bedroom Retreat in Mutual 9

Step into a bright, beautifully upgraded one-bedroom, one-bath home in sought-after Mutual 9, perfectly located with drive-up convenience and parking right in front. This expanded unit combines classic Leisure World charm with modern style, featuring new luxury vinyl plank flooring, fresh neutral paint, and a tiled front porch for outdoor enjoyment. Inside, youâ€™ll find a light-filled living space accented by a large electric skylight with a rain sensor, two additional solar tubes, and new energy-efficient windows. Mini-split heat and A/C units in both the living room and bedroom ensure year-round comfort.

The upgraded kitchen features all new stainless appliances including a wall oven, cooktop, and refrigerator, enhanced by a subway tile backsplash, quartz countertops, new fixtures, and a large skylight that fills the space with natural light. The bathroom is equally refined, offering a quartz vanity, new fixtures, a new toilet, and a solar tube for soft daylight. A stackable washer and dryer are conveniently tucked into the hallway closet. Enjoy upgraded blinds inside and on the porch, a secure storage closet perfect for a bike or tools, and a welcoming screened entry door that lets the ocean breeze flow through. This home offers the perfect balance of comfort, sophistication, and practicalityâ€”ideal for those seeking a turnkey home in one of Leisure Worldâ€™s most desirable Mutuals.



MutualÂ Â (Carport 110, Space 3) SENIOR COMMUNITY-OFFERS THE FOLLOWING AMENITIES: 9 Hole Golf Course, Swimming Pool, Jacuzzi, Gym, Table Tennis, Shuffle Board, Billiards, Pickle Ball, and Bocce Ball courts. Amphitheater, 6 Clubhouses featuring: Art Room, Sewing, Crafts, Wood Shops, Lapidary, Pool Tables, Over 200 Clubs, LWSB is a Security-Guard-Gated Community. Also Library, Friends of Library Bookstore, Credit Union, Health Care Center, Pharmacy and Post Office.

Built in 1962

### Essential Information

MLS® #	OC25236737
Price	\$279,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.02
Year Built	1962
Type	Residential
Sub-Type	Stock Cooperative
Style	Modern, Patio Home
Status	Closed
Listing Agent	Mark Hughes
Listing Office	Leisure Life Real Estate

### Community Information

Address	13040 Oak Hills Drive # 224d
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

## Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Sport Court, Fitness Center, Maintenance Grounds, Meeting/Banquet/Party Room, Pickleball, Pool, Recreation Room, Call for Rules, Controlled Access, Game Room, Golf Course, Guard, Maintenance Front Yard, Management, Meeting Room, Pet Restrictions, Pets Allowed, RV Parking
Utilities	Electricity Connected, Water Connected, Cable Connected, Phone Connected, Sewer Connected
Parking	Carport, On Street
Garages	Carport, On Street
View	Neighborhood
Has Pool	Yes
Pool	None, Association
Security	Gated Community, Gated with Attendant, Gated with Guard, Security Gate, Security Guard, 24 Hour Security

## Exterior

Exterior	Block, Concrete, Drywall
Exterior Features	Rain Gutters
Lot Description	Lawn, Sprinklers In Front, Walkstreet
Windows	Blinds
Roof	Asphalt
Construction	Block, Concrete, Drywall
Foundation	Slab

## Interior

Interior	Vinyl
Interior Features	High Ceilings, Quartz Counters, All Bedrooms Down, Main Level Primary, Eat-in Kitchen, Storage
Appliances	Electric Oven, Disposal, Microwave, Electric Cooktop, Refrigerator
Heating	Electric, Forced Air, High Efficiency
Cooling	Dual, Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
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## Additional Information

Date Listed	October 1st, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

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