

# \$3,295,000 - 1313 Ocean Avenue, Seal Beach

MLS® #OC25240019

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## \$3,295,000

3 Bedroom, 4.00 Bathroom, 2,796 sqft  
Residential on 0 Acres

Old Town (OLDT), Seal Beach,

1313 Ocean Avenue is a striking blend of coastal sophistication and modern design, ideally located just steps from the sand and the vibrant boutiques and caf  s of Main Street. This newly constructed 3-bedroom, 4-bathroom residence spans 2,796 square feet and showcases a reverse floor plan that elevates the main living areas to capture natural light and ocean breezes. A chef   s kitchen with Thermador appliances, a waterfall-edge island, and custom cabinetry flows seamlessly into expansive living and dining spaces, where 14-foot stacking glass doors open to a covered terrace with built-in heaters for effortless indoor-outdoor living. The primary suite offers a spa-like bath with a soaking tub, dual vanities, and a generous walk-in closet. Downstairs, a glass-and-steel staircase leads to two additional en suite bedrooms and a versatile bonus room ideal for a media space, home gym, or optional fourth bedroom. Atop the home, an 800-square-foot rooftop deck offers panoramic views stretching from the coastline to Catalina Island. Smart home wiring, solar panels, and a private elevator serving the two main floors add convenience, while the 462-square-foot garage features a 400-amp electrical system ready for EV charging, high ceilings for car lifts, and plumbing for a secondary laundry and outdoor shower. Ideally located in Seal Beach, Orange County   s northernmost coastal town, these homes offer convenient access to both Los Angeles and Orange County. Just



minutes from the 405 freeway, Seal Beach is adjacent to Huntington Harbor, Seal Beach Marina, Long Beach Harbor, and Long Beach Airport. Whether youâ€™re commuting, boating, or traveling, this location connects you seamlessly to it all - while still offering the charm, privacy, and walkability of a classic beach town.

Built in 2025

**Essential Information**

MLS® #	OC25240019
Price	\$3,295,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,796
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Brian Sperry
Listing Office	Compass

**Community Information**

Address	1313 Ocean Avenue
Area	1A - Seal Beach
Subdivision	Old Town (OLDT)
City	Seal Beach
County	Orange
Zip Code	90740

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Connected, Phone Connected, Water Available
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Parking Spaces	2
Parking	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Private, Side By Side
# of Garages	2
Garages	Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Private, Side By Side
View	City Lights, Catalina, Coastline, Ocean, Pier, Water
Waterfront	Across the Road from Lake/Ocean, Beach Access, Ocean Access, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior	Stucco, Concrete, Drywall, Stone Veneer
Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Landscaped, Level, Rectangular Lot, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinkler System
Windows	Double Pane Windows, Casement Window(s), ENERGY STAR Qualified Windows, Solar Screens, Tinted Windows
Roof	Flat, Membrane
Construction	Stucco, Concrete, Drywall, Stone Veneer
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Balcony, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Built-in Features, Elevator, In-Law Floorplan, Multiple Primary Suites, Stone Counters, Wired for Data, Wired for Sound
Appliances	SixBurnerStove, Built-In Range, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Electric Range, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Freezer, High Efficiency Water Heater, Ice Maker, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Electric, Heat Pump, High Efficiency
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, Heat Pump, Zoned
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Three Or More

## School Information

Additional Information

Date Listed	October 14th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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