

\$475,000 - 1310 Knollwood # 43a, Seal Beach

MLS® #OC25244097

\$475,000

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0 Acres

Leisure World (LW), Seal Beach,

You can check, check and check all of those boxes with this spectacular fully expanded, sunny and bright corner unit home! With 2 bedrooms, a 3/4 bath with shower AND a beautiful additional 1/2 bath, easy care wood look tile and LVP flooring throughout, recessed & spotlight track lighting, walls of dual pane windows and a slider in the primary suite and all with custom white boxed in shutters. A forced air system that also includes A/C and is not to be upstaged by the spectacular fully updated kitchen with warm woods, granite countertops, convenient pantry with pull out drawers, gigantic skylight, double stainless steel sinks and a water purification system. It is also only 10 steps to Mutual #4's private laundry room so you can conveniently run multiple loads all at once. With plenty of drive up parking, 1310 Knollwood #43A also sides a huge greenbelt and features a large outdoor yard area just outside your slider with mature trees for privacy, just like a mini single family home. You can even host for the holidays as your indoor and outdoor space can accommodate the masses. Best of all.....this unit comes with a rare and unique personal Electric Vehicle EV charger in your private parking stall #16 that includes additional storage. You already know Leisure World is the epitome of 55+ living with tons of amenities like: golf, swimming pool, spa, pickle ball, bocce ball and tennis courts, exercise gym, on site RV Storage, ping pong, shuffle board, pool tables, an amphitheater for summer concerts,



multiple club houses for gatherings, art, sewing, wood, craft and rock workshops. You have earned your life of Leisure, now go enjoy it!!! NEW YEAR, NEW HOME!

Built in 1962

Essential Information

| | |
|----------------|--------------------|
| MLS® # | OC25244097 |
| Price | \$475,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,150 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Stock Cooperative |
| Style | Ranch |
| Status | Closed |
| Listing Agent | Pamela Etem |
| Listing Office | The OC Real Estate |

Community Information

| | |
|-------------|----------------------|
| Address | 1310 Knollwood # 43a |
| Area | 1A - Seal Beach |
| Subdivision | Leisure World (LW) |
| City | Seal Beach |
| County | Orange |
| Zip Code | 90740 |

Amenities

| | |
|-----------|--|
| Amenities | Maintenance Front Yard, Pool, Spa/Hot Tub, Trash, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Guard, Hot Water, Management, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Picnic Area, Recreation Room, RV Parking, Security, Storage |
| Utilities | Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected |

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Carport, Electric Vehicle Charging Station(s) |
| # of Garages | 1 |
| Garages | Carport, Electric Vehicle Charging Station(s) |
| View | Park/Greenbelt |
| Has Pool | Yes |
| Pool | Community, Association |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s), Gated with Attendant, Gated with Guard, 24 Hour Security |

Exterior

| | |
|-----------------|---------------------------------|
| Exterior | Stucco |
| Lot Description | ZeroToOneUnitAcre, Street Level |
| Windows | Screens, Double Pane Windows |
| Roof | Composition |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Laminate, Tile |
| Interior Features | Ceiling Fan(s), Recessed Lighting, Storage, All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Granite Counters, Laminate Counters, Track Lighting |
| Appliances | Dishwasher, Disposal, Microwave, Electric Range |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|--------------------|
| District | Seal Beach Unified |
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Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 26th, 2025 |
| Days on Market | 61 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of February 6th, 2026 at 11:36pm PST.

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