

# **\$405,000 - 13781 Alderwood Ln., M3-22g, Seal Beach**

MLS® #PW25047810

**\$405,000**

2 Bedroom, 1.00 Bathroom, 1,150 sqft

Residential on 0 Acres

Leisure World (LW), Seal Beach,

(M3-22G)(Carport 46-Space 01) Welcome to Mutual 3! This expanded corner unit offers 2 bedrooms and 1 bathroom, with convenient drive-up access. It features brand-new wood laminate flooring, fresh paint, and updated lighting fixtures throughout. The home also includes elegant plantation shutters and an extra-large master bedroom with a sliding glass door that leads out to the patio.



SENIOR COMMUNITY OFFERS THE FOLLOWING AMENITIES: 9 Hole Golf Course, Swimming Pool, Jacuzzi, Gym, Table Tennis, Shuffleboard, Billiards, Pickle Ball and Bocce Ball courts. Amphitheater, 6 Club houses featuring: Exercise Gym, Art Room, Sewing, Crafts, Woodshops, 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), Post Office and Cafeteria.

Built in 1962

## **Essential Information**

MLS® #	PW25047810
Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,150
Acres	0.03
Year Built	1962
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Kimberly Jbeili
Listing Office	The Januszka Group, Inc.

## Community Information

Address	13781 Alderwood Ln., M3-22g
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

## Amenities

Amenities	Bocce Court, Clubhouse, Sport Court, Fitness Center, Golf Course, Maintenance Grounds, Pool, Barbecue, Billiard Room, Call for Rules, Controlled Access, Game Room, Maintenance Front Yard, Management, Meeting Room, Other Courts, Outdoor Cooking Area, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area
Utilities	Cable Available, Phone Available, Sewer Connected, Water Connected, Electricity Available
Parking	Assigned, Covered, Detached Carport, Guest, On Street, Unassigned
Garages	Assigned, Covered, Detached Carport, Guest, On Street, Unassigned
View	Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association, Heated
Security	Gated Community, 24 Hour Security, Security Guard

## Exterior

Windows	Shutters, Skylight(s)
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## Interior

Interior	Laminate
Interior Features	All Bedrooms Down
Appliances	Dishwasher, Microwave
Heating	Heat Pump

Cooling	Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
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## Additional Information

Date Listed	January 27th, 2025
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Short Sale	N
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RE / Bank Owned	N
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