

# **\$308,000 - 1421 Golden Rain # 87e, Seal Beach**

MLS® #PW25092838

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## **\$308,000**

2 Bedroom, 1.00 Bathroom, 750 sqft  
Residential on 0 Acres

Leisure World (LW), Seal Beach,

**\*\*\$10,000 CREDIT TOWARDS BUYERS' CLOSING COSTS BEING OFFERED\*\* THIS IS HUGE\*\* THE ONE-TIME MEMBERSHIP FEE FOR LEISURE WORLD IS \$7,000. WITH THIS CREDIT, YOUR MEMBERSHIP FEE IS ESSENTIALLY \$0. WANT TO ADD A HEAT PUMP FOR AIR + HEAT? GREENWOOD PROVIDED A VERBAL ESTIMATE OF \$6,000 FOR A DUCTLESS HEAT PUMP TO BE INSTALLED, THAT IS WITH INSTALLATION AND PERMITS. WITH THE \$10,000 CREDIT, YOU CAN HAVE YOUR MEMBERSHIP FEE PAID FOR, AND BE HALFWAY TO A NEW HEATPUMP WITH HEAT + AIR.**

**#87E IS LOCATED IN MUTUAL 4, AND 1 UNIT AWAY FROM THE CORNER (APPROX. 30 FT FROM THE CORNER). THERE IS CURBSIDE PARKING AT THE CORNER, IN ADDITION TO THE CARPORT THE UNIT COMES WITH. THE CARPORT IS LOCATED AT BUILDING 56 AND IS SPACE #35. PLEASE SEE THE PHOTOS WHERE THIS IS HIGHLIGHTED. LIKE TO GO TO THE GYM, POOL, OR GOLF COURSE? ALL ARE WITHIN WALKING DISTANCE OF THIS UNIT!**

**EVEN BETTER, THIS UNIT FACES A ONE-WAY STREET AND IS TUCKED BACK IN THE COMMUNITY. MEANING YOU HAVE A LOT LESS TRAFFIC THAN IF YOU WERE ON A MAIN STREET LIKE ST. ANDREWS OR NORTHWOOD (BOTH OF WHICH ARE**



TWO-WAY STREETS). IN ADDITION, THE HEDGES AT THE MIDDLE OF THE STREET OFFER YOU PRIVACY! NO ONE IS LOOKING DIRECTLY INTO YOUR UNIT FROM ACROSS THE WAY!

LIKE THE IDEA OF PRIVACY? THIS UNIT HAS A PRIVATE ENTRY WALK, NO SHARED WALKWAY! THE OUTDOOR CARPET IS NEW, THE ENTIRE INSIDE OF THE UNIT FEATURES NEW PAINT, NEW CABINET PULLS, AND NEW LUXURY VINYL PLANK FLOORS! THE PREVIOUS OWNER INSTALLED GRANITE COUNTERTOPS AT THE KITCHEN, ADDING A NICE MODERN TOUCH.

THIS IS ALL COMES WITH GUARD GATED ACCESS TO THE COMMUNITY, ACCESS TO THE POOL, JACUZZI, 9-HOLE GOLF COURSE, GAME ROOMS, LIBRARY, AMPHITHEATRE, GYM, MEDICAL CENTER, CLUBHOUSES AND SO MUCH MORE!

Built in 1962

### **Essential Information**

MLS® #	PW25092838
Price	\$308,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	750
Acres	0.02
Year Built	1962
Type	Residential
Sub-Type	Stock Cooperative
Status	Closed
Listing Agent	Kelly Laird
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	1421 Golden Rain # 87e
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

### **Amenities**

Amenities	Billiard Room, Call for Rules, Clubhouse, Fitness Center, Golf Course, Maintenance Front Yard, Barbecue, Pool, Pet Restrictions, Bocce Court, Controlled Access, Game Room, Hot Water, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Paddle Tennis, Pickleball, Picnic Area
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available, Natural Gas Not Available, Phone Available
Parking Spaces	1
Parking	Carport, See Remarks
Garages	Carport, See Remarks
View	None
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced, Lap
Security	Gated Community, Gated with Attendant, Gated with Guard, Key Card Entry, Security Guard, Smoke Detector(s), 24 Hour Security

### **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Near Public Transit, Close to Clubhouse, Lawn, Sprinklers In Front, Sprinkler System, ZeroToOneUnitAcre
Windows	Blinds
Roof	Composition, Common Roof
Foundation	Slab

### **Interior**

Interior	Vinyl
Interior Features	Ceiling Fan(s), Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Granite Counters, High Ceilings, Open Floorplan
Appliances	Electric Oven, Refrigerator, Disposal, Electric Cooktop, Electric Water Heater, Freezer, Range Hood, Vented Exhaust Fan, Water Heater
Heating	Radiant
Cooling	None, See Remarks

Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Alamitos Unified
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### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	84
Short Sale	N
RE / Bank Owned	N

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