

# **\$549,000 - 1461 Merion Way # 52f, Seal Beach**

MLS® #PW25108351

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## **\$549,000**

2 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 0 Acres

Leisure World (LW), Seal Beach,

(CARPORT 36, SPACE 29). LIGHT AND BRIGHT Expanded 2 bedroom, 2 bath with showers in both bathrooms. Located on a corner unit surrounded by expansive greenbelts and mature trees. Perfect unit for those looking to build out an expanded patio to enjoy the lovely ocean breezes, morning coffee or afternoon cocktails. Patio has a separate laundry room with full size washer/dryer and laundry sink which is a completely unique feature in Leisure World. Unit offers fabulous greenbelt views from every window. Extremely light with 4 skylights. Other features include Heat Pump/AC, wood floors, cut down shower, master bedroom with large walk-in closet and slider leading out to yet another greenbelt. SENIOR COMMUNITY-OFFERS THE FOLLOWING AMENITIES: (Carport 90, Spot 30) 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 1960

## **Essential Information**

MLS® #	PW25108351
Price	\$549,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	1960
Type	Residential
Sub-Type	Stock Cooperative
Style	Contemporary
Status	Closed
Listing Agent	Carol Gasper
Listing Office	Gasper-Monteer Realty Group

### **Community Information**

Address	1461 Merion Way # 52f
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

### **Amenities**

Amenities	Bocce Court, Billiard Room, Call for Rules, Clubhouse, Controlled Access, Sport Court, Fitness Center, Golf Course, Game Room, Management, Outdoor Cooking Area, Picnic Area, Pickleball, Pool, Pet Restrictions, Pets Allowed, Guard, Spa/Hot Tub, Security, Meeting/Banquet/Party Room
Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Parking	Assigned, Carport, Detached Carport
Garages	Assigned, Carport, Detached Carport
View	Park/Greenbelt
Has Pool	Yes
Pool	Heated, In Ground, Association
Security	Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Security Guard

### **Exterior**

Exterior	Drywall, Concrete, Asbestos
Lot Description	Greenbelt
Windows	Double Pane Windows, Skylight(s)
Roof	Composition
Construction	Drywall, Concrete, Asbestos
Foundation	Concrete Perimeter

### **Interior**

Interior	Tile, Wood
Interior Features	Built-in Features, Eat-in Kitchen, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Disposal, Refrigerator
Heating	Heat Pump, Radiant
Cooling	Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	May 15th, 2025
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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