

\$440,000 - 13220 St. Andrews M10 253h, Seal Beach

MLS® #PW25160746

\$440,000

2 Bedroom, 1.00 Bathroom, 1,018 sqft
Residential on 0 Acres

Leisure World (LW), Seal Beach,

Expanded turnkey property in mutual 10. 1,018 square feet of living space. There are 2 bedrooms and 1 bathroom. The primary bedroom has a large walk-in closet. The living room has vaulted ceilings, a very fashionable ceiling fan and a sliding glass door that opens to the cozy front patio with its own skylight, rose garden and greenbelt view. The bathroom has been remodeled and has a full-size stackable Frigidaire washer and dryer, custom cabinets, sconce lighting and a beautiful beveled mirror. All the ceilings have been lightly textured. The windows have been replaced and there are custom wood shutters throughout including the skylight in the second bedroom. The floors are a combination of wood style laminate and tile. The kitchen has quartz counters and a beautiful backsplash, recessed and task lighting, Whirlpool stainless steel appliances, a double sink with a pull-out faucet and a breakfast bar with a butcher block top and pendant lighting. Natural light is sourced by the many skylights including the kitchen, bathroom, dining area and second bedroom. There are two linen closets, one as you enter and one in the hall. The second bedroom has a mirrored wardrobe door. The property has Central Air conditioning and heat.

Leisure World, Seal Beach offers people aged 55+ resort-style living. The assigned parking is carport building #120 Space #16.

There is a 9-hole, 3-par golf course, swimming facilities, community gardens, specialty arts



and crafts rooms, fitness and exercise rooms, sports courts, five clubhouses, free bus service, an on-site health care center and free summer concert series.

Built in 1960

Essential Information

MLS® #	PW25160746
Price	\$440,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,018
Acres	0.00
Year Built	1960
Type	Residential
Sub-Type	Stock Cooperative
Style	Ranch
Status	Closed
Listing Agent	Tim Kadletz
Listing Office	Front Door Properties

Community Information

Address	13220 St. Andrews M10 253h
Area	1A - Seal Beach
Subdivision	Leisure World (LW)
City	Seal Beach
County	Orange
Zip Code	90740

Amenities

Amenities	Clubhouse, Controlled Access, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Billiard Room, Bocce Court, Fitness Center, Golf Course, Pet Restrictions, Pets Allowed, Pickleball, Recreation Room, Tennis Court(s), Trash
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available, Natural Gas Not Available
Parking Spaces	1
Parking	Assigned, Community Structure, Covered, Detached Carport, One Space

Garages	Assigned, Community Structure, Covered, Detached Carport, One Space
View	Courtyard, Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced, Filtered, Gunite
Security	Gated Community, Smoke Detector(s), Gated with Attendant

Exterior

Lot Description	Level, Garden, Greenbelt, Landscaped, Walkstreet
Windows	Double Pane Windows, Plantation Shutters, Screens, Skylight(s)
Roof	Composition, Shingle
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Main Level Primary, Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Cooktop, Electric Oven, Electric Water Heater, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Alamitos Unified
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Additional Information

Date Listed	July 13th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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