

# **\$697,000 - 8633 Portola Court 15-f, Huntington Beach**

MLS® #SB25222907

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## **\$697,000**

2 Bedroom, 2.00 Bathroom, 1,063 sqft  
Residential on 160 Acres

Huntington Landmark Townhomes (HLAN), Huntington Beach,

### **TURN-KEY LUXURY IN HUNTINGTON**

LANDMARK “Welcome to this beautifully remodeled upstairs 2 bed, 2 bath condominium in the sought-after 55+ guard-gated Landmark Community. Featuring approx. 1,063 sq. ft. of thoughtfully designed living space. This home showcases many recent upgrades: all-new white shaker cabinetry throughout, quartz counters with designer backsplash, stainless steel appliance package (Above Range Microwave / Range / Dishwasher), beautiful 12mm waterproof flooring, custom closet systems, new matte black LED light fixtures with matching plumbing fixtures and door hardware, all with a private resurfaced open balcony deck to take in the views of the greenbelt and clubhouse. Complete with a 1-car garage plus abundant guest parking. Enjoy resort-style amenities including pools, spa, pickleball/tennis, bocce, fitness, clubhouse events, 24-hour guarded entry, and acres of lush landscaped grounds. This move-in ready home blends modern comfort with the vibrant Landmark lifestyle.

Hurry—This completely renovated rare upstairs home with prime outlook donâ€™t last!

Built in 1972

### **Essential Information**



|                |                              |
|----------------|------------------------------|
| MLS® #         | SB25222907                   |
| Price          | \$697,000                    |
| Bedrooms       | 2                            |
| Bathrooms      | 2.00                         |
| Full Baths     | 2                            |
| Square Footage | 1,063                        |
| Acres          | 160.00                       |
| Year Built     | 1972                         |
| Type           | Residential                  |
| Sub-Type       | Condominium                  |
| Style          | Cottage                      |
| Status         | Closed                       |
| Listing Agent  | Tracy Edwards                |
| Listing Office | eXp Realty of California Inc |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 8633 Portola Court 15-f              |
| Area        | 14 - South Huntington Beach          |
| Subdivision | Huntington Landmark Townhomes (HLAN) |
| City        | Huntington Beach                     |
| County      | Orange                               |
| Zip Code    | 92646                                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Controlled Access, Sport Court, Fitness Center, Maintenance Grounds, Meeting Room, Management, Meeting/Banquet/Party Room, Paddle Tennis, Pool, Pets Allowed, Recreation Room, Billiard Room, Bocce Court, Electricity, Game Room, Gas, Maintenance Front Yard, Other Courts, Pickleball, Racquetball |
| Utilities      | Cable Available, Electricity Available, Electricity Connected, Sewer Connected, Water Available, Water Connected   |
| Parking Spaces | 101  |
| Parking        | Door-Single, Garage, Guest, RV Access/Parking, On Site, Paved, Permit Required   |
| # of Garages   | 1  |
| Garages        | Door-Single, Garage, Guest, RV Access/Parking, On Site, Paved, Permit Required   |
| View           | Neighborhood   |
| Has Pool       | Yes  |

|          |  |
|----------|--|
| Pool     | Fenced, Gunite, Heated, In Ground, Association, Lap  |
| Security | Closed Circuit Camera(s), Carbon Monoxide Detector(s), 24 Hour Security, Smoke Detector(s), Security Lights, Gated with Attendant, Key Card Entry, Resident Manager, Security Gate |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Drywall, Concrete, Stucco  |
| Exterior Features | Lighting, Rain Gutters   |
| Lot Description   | Corner Lot, Greenbelt, Lawn, Landscaped, Near Park, Near Public Transit, Close to Clubhouse, Corners Marked, ThirtySixToFortyUnitsAcre |
| Windows           | Blinds, Plantation Shutters, Screens   |
| Roof              | Asbestos Shingle   |
| Construction      | Drywall, Concrete, Stucco  |
| Foundation        | Slab   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate  |
| Interior Features | Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Living Room Deck Attached                |
| Appliances        | Dishwasher, Electric Water Heater, Disposal, Microwave, Water To Refrigerator, Electric Range, ENERGY STAR Qualified Appliances |
| Heating           | Radiant   |
| Cooling           | None  |
| Fireplaces        | None  |
| # of Stories      | 2   |
| Stories           | One   |

## School Information

|          |                             |
|----------|-----------------------------|
| District | Huntington Beach Union High |
|----------|-----------------------------|

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 19th, 2025 |
| Days on Market  | 8                    |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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