

\$939,000 - 1209 Las Arenas Way # 5, Costa Mesa

MLS® #SR25160356

\$939,000

2 Bedroom, 3.00 Bathroom, 1,565 sqft
Residential on 2 Acres

Sea Bluffs Condos (SEAB), Costa Mesa,

Discover a sleek, modern retreat at 1209 Las Arenas Way - an end-unit townhouse in Sea Bluffs, a quiet Westside Costa Mesa enclave, just a mile from the beach and surrounded by trails, parks, and local favorites.

The open-concept main level features stylish tile flooring, a spacious living room with a fireplace, a generous dining area, and a large balcony—ideal for lounging or entertaining with easy indoor-outdoor flow. The remodeled kitchen is complete with black stainless KitchenAid appliances, illuminated black glass upper cabinets, and a peninsula with bar seating. Just off the kitchen, a private patio offers the perfect spot for morning coffee or evening grilling.

Upstairs, the generously sized primary suite feels like a retreat, with a custom walk-in closet, a spa-inspired bath featuring dual rain shower heads, touchless faucets, and its own private balcony with peaceful views. The secondary bedroom is also spacious and includes its own modern full bath.

The oversized 2-car garage is dialed-in with tile flooring, a workbench and storage, a laundry area, and even a urinal. Smart home features include a Nest doorbell, Nest thermostat, Nest smoke/CO2 detectors, Lutron remote-controlled blinds, smart color-changing lighting in the living room, and a phone-controlled garage door. A 4-ton A/C unit -installed 2020 keeps the home cool, though



ocean breezes and shade from surrounding greenery help maintain comfort year-round.

Step outside and youâ€™re just off the Santa Ana River Trail - ride straight to Huntington or Newport Beach - or explore miles of nearby trails through Fairview and Talbert Regional Parks. Local favorites like Green Cheek Beer Co., Moongoat Coffee, Fermentation Farm, Playa Mesa and Trader Joeâ€™s are just around the corner, with even more restaurants and cafes popping up nearby. Modern, private, and in the middle of it allâ€”this one checks every box.

Built in 1978

Essential Information

MLS® #	SR25160356
Price	\$939,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,565
Acres	1.83
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Amber Rueda
Listing Office	LPT Realty, Inc

Community Information

Address	1209 Las Arenas Way # 5
Area	C2 - Southwest Costa Mesa
Subdivision	Sea Bluffs Condos (SEAB)
City	Costa Mesa
County	Orange
Zip Code	92627

Amenities

Amenities	Other, Maintenance Front Yard, Trash
Parking Spaces	4
Parking	Direct Access, Garage, Garage Door Opener, No Driveway, Off Street, Workshop in Garage
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, No Driveway, Off Street, Workshop in Garage
View	Peek-A-Boo, River
Pool	None
Security	Smoke Detector(s), Security System

Interior

Interior	Tile
Interior Features	Balcony, Breakfast Area, Separate/Formal Dining Room, Multiple Staircases, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Freezer, Gas Water Heater, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Oven, High Efficiency Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	July 8th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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