

# \$869,999 - 4700 Warner Avenue # 102, Huntington Beach

MLS® #SR25198858

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## \$869,999

2 Bedroom, 3.00 Bathroom, 1,374 sqft  
Residential on 0 Acres

Pelican Pointe Villas (PPVL), Huntington Beach,

1,374 sq ft • 2 Bedrooms • 3 Baths •  
Built 1987 • Private Patio • Attached  
2-Car Garage Nestled in an intimate enclave  
of just 16 townhomes, this beautifully  
maintained 1987 unit offers coastal charm and  
low-maintenance living. Enjoy access to a  
private pool & spa, perfect for relaxation or  
entertaining. Interior Highlights:• Spacious  
living and dining area bathed in natural light,  
Well-sized primary suite with en-suite bath,  
plus a second bedroom and full bath, A  
convenient third half-bath ideal for guests,  
Direct access to your attached two-car garage  
ensures comfort, storage and convenience  
Location & Lifestyle: Living here means  
embracing Huntington Beach - "Surf City  
USA", a community defined by its  
laid-back coastal vibe, endless recreation, and  
year-round mild weather. Highlights of the area  
include: Huntington Beach Pier: One of the  
longest public piers on the West Coast and the  
epicenter of surf culture. A hive of activity  
year-round, with events like the U.S. Open of  
Surfing and seasonal parades and fireworks.  
Nature & Parks: Just minutes from Bolsa  
Chica Ecological Reserve, Huntington Central  
Park (including Shipley Nature Center and  
equestrian center), and scenic bike and  
walking trails "ideal for bird-watching,  
hiking, or weekend picnics. Outdoor Lifestyle:  
Surfing, beach volleyball, paddleboarding at  
Huntington Harbour, scenic bonfires on the  
sand, and the popular Santa Ana River Trail  
connecting dozens of coastal communities.



Dining, Entertainment & Community-Youâ€™ll be just a short ride from downtown Huntington Beach and Main Street, where a diverse range of dining and entertainment awaits Pacific Hideaway: Upscale coastal cuisine with Latin-Asian inspired small plates and cocktails on a pier-view patio â€“ often with live DJ nights. Casual beachfront classics and favorites like Dukeâ€™s Huntington Beach, Sugar Shack Cafe, Sandys Beach Shack, Wahooâ€™s Fish Tacos, and moreâ€“many offering outdoor patio seating and ocean views. Old World Village: A charming German-style village with cafes, shops, live events, and community festivals just a few minutes away.

Built in 1987

Essential Information

MLS® #	SR25198858
Price	\$869,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Guy Arnone
Listing Office	Coastland Property Management

Community Information

Address	4700 Warner Avenue # 102
Area	15 - West Huntington Beach
Subdivision	Pelican Pointe Villas (PPVL)

City	Huntington Beach
County	Orange
Zip Code	92649

## Amenities

Amenities	Pool, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Door Opener, Garage Faces Front
View	None
Has Pool	Yes
Pool	Association, Community, In Ground

## Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Near Park, Near Public Transit, Paved, Rectangular Lot, Walkstreet
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Up, Block Walls, Cathedral Ceiling(s), Separate/Formal Dining Room, Storage, Tile Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Huntington Beach Union High
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**Additional Information**

Date Listed	September 4th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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