

\$3,795,000 - 20191 Cattail Circle, Huntington Beach

MLS® #OC23175346

\$3,795,000

4 Bedroom, 4.00 Bathroom, 3,640 sqft

Residential on 0 Acres

N/A, Huntington Beach,

Beautifully refined elements for modern living - just moments from the sands of one of Southern California's most iconic beaches. Situated in SeaCliff's idyllic, exclusive Boardwalk community - this over 10,000 square-foot parcel is a vision of luxury and convenience. Located on a quiet cul-de-sac and rarely traded, the property is amongst a small collection of homes. The residence is also uncommonly cloistered in positioning and benefits from its own private drive. Meticulously maintained, the home and grounds have been consistently upgraded and remodeled since their original build. The two levels of generous interiors, encompassing four bedrooms - one on the main level; four baths; formal and informal spaces for dining, entertaining, and relaxation; along with a spacious "social" kitchen have been thoughtfully designed to reflect a coastal California style. Elegant, yet comfortable, virtually every inch of the home was considered in its assemblage, some of its exceptional attributes include a statement, two-story foyer with a sweeping stair; an abundance of carefully placed windows and glass doors for cascading natural illumination; extensive installation of hardwoods, stones, designer carpets, tiles, wall coverings, fixtures, solid millwork, and lighting; a fashionable primary retreat with a spa-like bath and dual closet/dressing areas; and a gourmet kitchen with professional-grade



appliances; along with an extensive compilation of technical and practical enhancements to include new HVAC “separate units for the second level; tankless water heater, whole-house water filtration/softener, and kitchen reverse osmosis; and a finished, expanded garage with epoxy flooring, and designated work space. An extension of the splendid indoor detail, the exterior, and its amenities afford a remarkable wind-protected respite in a lush, secluded surround with over-height, mature tree and hedge perimeter; verdant pergolas with climbing foliage; covered and sun-filled conversation and dining spaces; a built-in barbeque space with kitchen components; and a custom, oversized sparkling spa and water feature. With 24-hour guard-gated security, ideal proximity to award-winning schools, the Country Club, soft-sand beaches, and the region’s finest dining, shopping, and recreation “this is an extraordinary lifestyle opportunity.

Built in 2002

Additional Information

City	Huntington Beach
County	Orange
Zip	92648
MLS® #	OC23175346
Bedrooms	4
Bathrooms	4
Square Ft	3,640
Lot Size	0.24
Neighborhood	N/A
Levels	Two
Garages	3
School District	Huntington Beach Union High

HOA Dues	\$259
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Sean Stanfield
Provided By:	Pacific Sotheby's Int'l Realty

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