

# **\$525,000 - 13800 Canoe Brook Dr., M3-15g, Seal Beach**

MLS® #PW24016690

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## **\$525,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0 Acres

Leisure World (LW), Seal Beach,

(M3-15G)(Carport 43-Space#18) This Designers Dream Property is a Beautiful 2 BDR, 2 Bath Corner Property Facing East with Greenbelt Views, Among the many Features are Double Pane Windows and Laminate Flooring Throughout, Central Air and Heat, the Ceilings have been Scraped/Textured/Painted, Custom Can Lighting in Dining Area, Livingroom, Primary Bedroom, and Kitchen, the Custom Lighting and 4 total Skylights are a must see! Large Dining Area with Ceiling Fan/Light Bay Window and Extra Seating with Additional Cabinets for Storage, the Large Livingroom also has Ceiling Fan/Light open to the Spacious Kitchen with Granite Counter Tops, Stainless Steel - Sink - Dishwasher - Triple Door Refrigerator - Upper and Lower Stoves, Glass Cooktop, Custom Self Closing Cabinets and Drawers - Skylight and Angled Granite Counter for Casual Dining and Storage and Seating, Main Bathroom has Tile and Glass Shower - Tandem Sinks - White cabinets and Skylight, Primary Bedroom has Bay Window - Mirrored Closets with Adjoining Bathroom with Granite Counter Tile and Glass Shower and White Cabinets, Second Bedroom has French Doors opening to the Dining Area. The unit is immaculately clean and move-in ready. Parking is in bldg. 43 space 18 with Additional Close Parking...

SENIOR COMMUNITY OFFERS THE FOLLOWING AMENITIES: Secure community with gated access. Easy access to so many



amenities and activities! Six clubhouses w/well-equipped gym, art room, sewing, crafts, wood shop, lapidary. Table tennis, shuffleboard, billiards, pickle ball & bocce ball courts; swimming pool and spa w/dressing rooms, pool attendants and showers. Nine-hole golf course w/pro shop and practice areas. Amphitheater, library, friends of library bookstore, credit union, health care center, pharmacy, post office. Minibus transportation to nearby shopping.

Built in 1962

**Additional Information**

City	Seal Beach
County	Orange
Zip	90740
MLS® #	PW24016690
Bedrooms	2
Bathrooms	2
Square Ft	1,200
Lot Size	0.03
Neighborhood	Leisure World (LW)
Levels	One
School District	Los Alamitos Unified
HOA Dues	\$524
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Tony Accetta Jr
Provided By:	The Januszka Group, Inc.

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