

\$2,200,000 - 202 16th Street, Seal Beach

MLS® #PW24051448

\$2,200,000

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

Old Town (OLDT), Seal Beach,

Welcome to your exceptional opportunity to purchase 2 parcels that total 5,163 sq ft. in the quaint coastal town of Seal Beach. Nestled along the greenbelt, 202 16th Street boasts a 3,555 sq ft lot and is appraised of a main house and 1-bedroom ADU, whereas the three-car garage, plus 4 to 5 additional off-street parking spaces sit on the other parcel on a 1,608 sq ft lot at 212 16th Street. Combined, this beautifully remodeled property offers a lifestyle of unparalleled charm and convenience.

As you step onto the grounds of this remarkable property, you are greeted by ocean breezes and peaceful views of the greenbelt. The main residence boasts an open floor plan with a living and dining room and kitchen all open to each other along with two downstairs bedrooms, an inviting office space and a full bathroom, offering the perfect environment for productivity or relaxation.

Upstairs you will discover the gorgeous primary suite, a sanctuary of comfort with a private balcony. With its expansive layout and panoramic views of the surrounding landscape, this space encompasses the entire 2nd floor and provides ultimate privacy.

Step outside into the courtyard, where the main residence and the beautifully remodeled ADU converge, offering endless possibilities for outdoor entertainment or peaceful reflection. Should you desire, the courtyard can be effortlessly divided into two separate sanctuaries, giving the main house and the ADU each their own outdoor space with their



own gate.

The elegant ADU beckons with its timeless allure and modern conveniences. Remodeled to perfection, this one-bedroom retreat offers a haven of comfort and style, with inside laundry facilities ensuring utmost convenience for its occupants.

Last, but not least, the three-car garage is a stand alone building that sits on a separate parcel, which also has space for four to five additional Off-street parking spots. This additional parcel offers unparalleled convenience and flexibility, ensuring ample space for vehicles and storage.

Situated just a block from the beach and within walking distance to the charming streets of Old Town Seal Beach, this coastal property epitomizes the quintessential California lifestyle, whether strolling along the beaches, exploring the vibrant local boutiques and restaurants, or simply relishing your own private sanctuary, every moment spent here is a celebration of coastal living at its finest.

Built in 1939

Additional Information

City	Seal Beach
County	Orange
Zip	90740
MLS® #	PW24051448
Bedrooms	4
Bathrooms	3
Lot Size	0.12
Neighborhood	Old Town (OLDT)
Levels	One
Garages	3
HOA Dues	\$

Listing Details

Listing Agent	Lorette Murphree
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Provided By: So Cal Dwell

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