

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

MLS® #PW24048253

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## **\$2,200,000**

4 Bedroom, 3.00 Bathroom, 2,356 sqft  
Residential on 0 Acres

Old Town Seal Beach, Seal Beach, CA

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 on

Built in 1939

**Additional Information**

City	Seal Beach
County	Orange
Zip	90740
MLS® #	PW24048253
Bedrooms	4
Bathrooms	3
Square Ft	2,356
Lot Size	0.08
Neighborhood	OC - SEAL BEACH (90740)
Garages	3

**Listing Details**

Provided By: So Cal Dwell

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 10th, 2024 at 10:01pm PDT