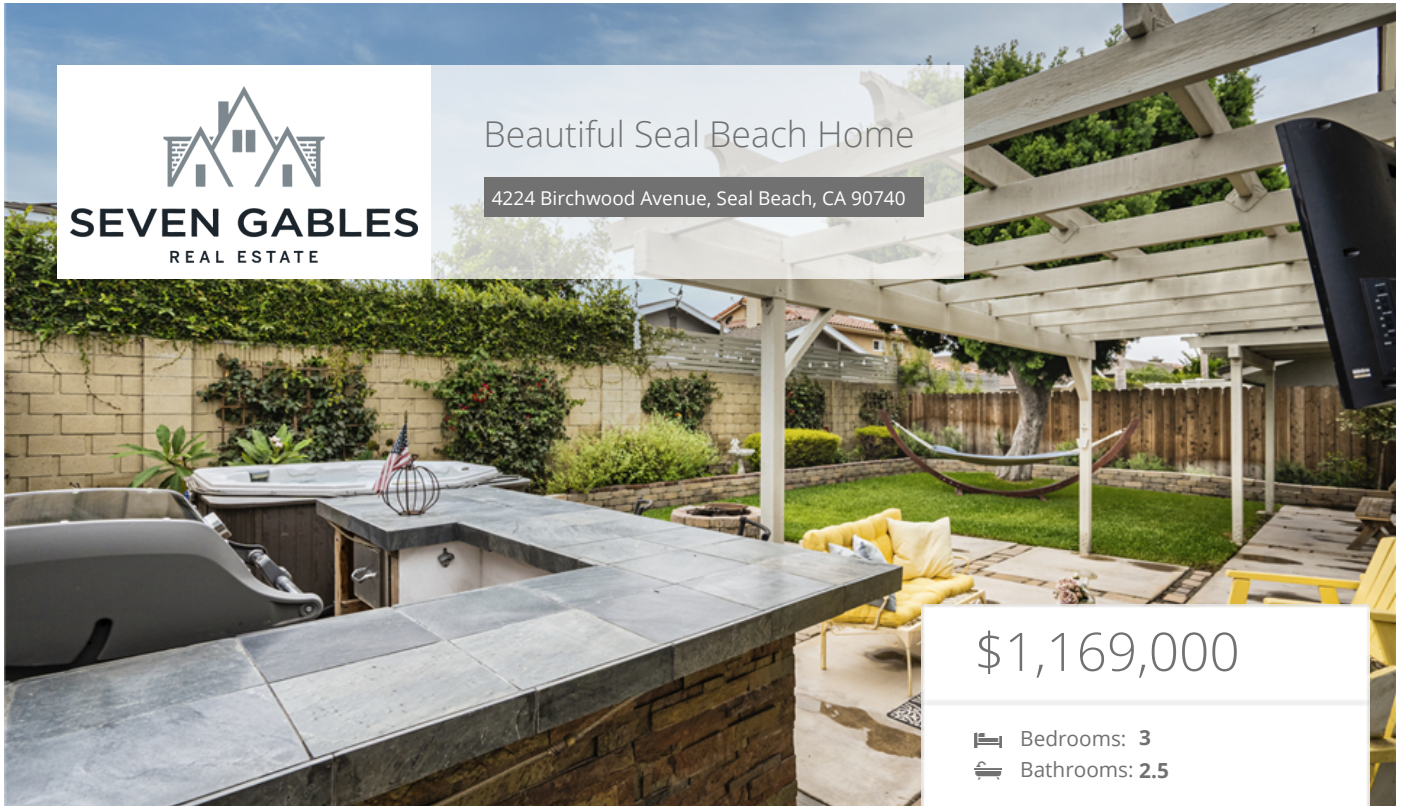




SEVEN GABLES
REAL ESTATE

Beautiful Seal Beach Home

4224 Birchwood Avenue, Seal Beach, CA 90740



\$1,169,000

🛏 Bedrooms: **3**
🚿 Bathrooms: **2.5**

EXTRAS:

- Living Space: 2,289 sq ft
- Lot Size: 5,123 sq ft

Property Description

Searching to live in a desirable neighborhood with an award-winning school district and close to the beach? Welcome to Seal Beach, where this beautiful College Park East home located in the award-winning school district of Los Alamitos awaits you! Situated on an interior tract, the Dartmouth model boasts a 3 bedroom, 3 bath floor plan and offers 2,263 sq. ft. of living space. Step through the double door entry to an open floor plan accented by vaulted ceilings and a beautiful formal living room with stereo surround sound speakers. Notable highlights include dark hardwood floors, recessed lighting, custom wood railings, plantation shutters, dual pane windows, solid interior doors, and more! The nice bright kitchen will please even the most discerning chef with its double oven, stainless steel appliances, and a breakfast bar. Relax in the family room which features a fireplace to cozy by, a barn door for optional added privacy, and a large slider leading to the backyard. Retreat to the large master bedroom which has an added ductless energy efficient AC unit and an en suite bath with a remodeled walk-in shower. Enjoy the convenience of doing laundry indoors in your laundry room. The garage has a workbench and added shelving for storage. You'll love entertaining in the backyard which features a solar saltwater plunge pool, fire pit, TV, and a custom-built BBQ island/bar with a gas line. All of this, and just over a mile as the crow flies or 3 miles by car to the ocean! If you gave up on thinking that you can't have it all, think again.



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www.4224Birchwood.com