



# Huntington Harbour Charmer!

16912 Sims Ln. #103, Huntington Beach, CA 92649



## \$815,000

- 🛏 Bedrooms: 3
- 🚿 Bathrooms: 1.75

### Property Description

Welcome to the coastal community of Seaport II near Huntington Harbour! This exclusive gated community is less than a mile from the beach and close to the harbour; where you can enjoy kayaking or paddle boarding along with the Christmas boat parade. This SINGLE STORY, ground level unit features 3 bedrooms and 2 bathroom with exotic wood flooring through the main living areas, exuding warmth and charm. The upgraded stone counters and floors in the kitchen and bathrooms add a touch of luxury. Both showers have been tastefully updated. Primary bedroom has a walk-in closet with organizers. Beautiful crown molding and 2-panel doors throughout. Classy light fixtures further customize this home. Cozy fireplace with stone surround in living room. Central A/C & heating present for when it may be needed. Wired for in-ceiling surround sound for an immersive audio experience. Stacked washer/dryer in closet in hallway. Enjoy the ocean breezes on one of your two private patios. Positioned as an end unit, offering privacy with one neighbor to the side. Common area breezeway on the other side fills the space with natural light. Conveniently close to the gate and elevator for easy access to the gated underground parking with 2 assigned spaces. Unwind in the nearby community pool/spa/BBQ and Recreation Room. This community is close to the Bolsa Chica Wetlands, Sunset Beach, Harbour Mall with shopping & restaurants and Meadowlark Golf Course. Also walking distance to Trader Joe's. Don't miss this opportunity to experience the coastal lifestyle at its finest!

#### EXTRAS:

- Central Air
- Fireplace
- Granite Counters
- Living Space: 1,300 sq ft



**John Babai**

DRE #01347118

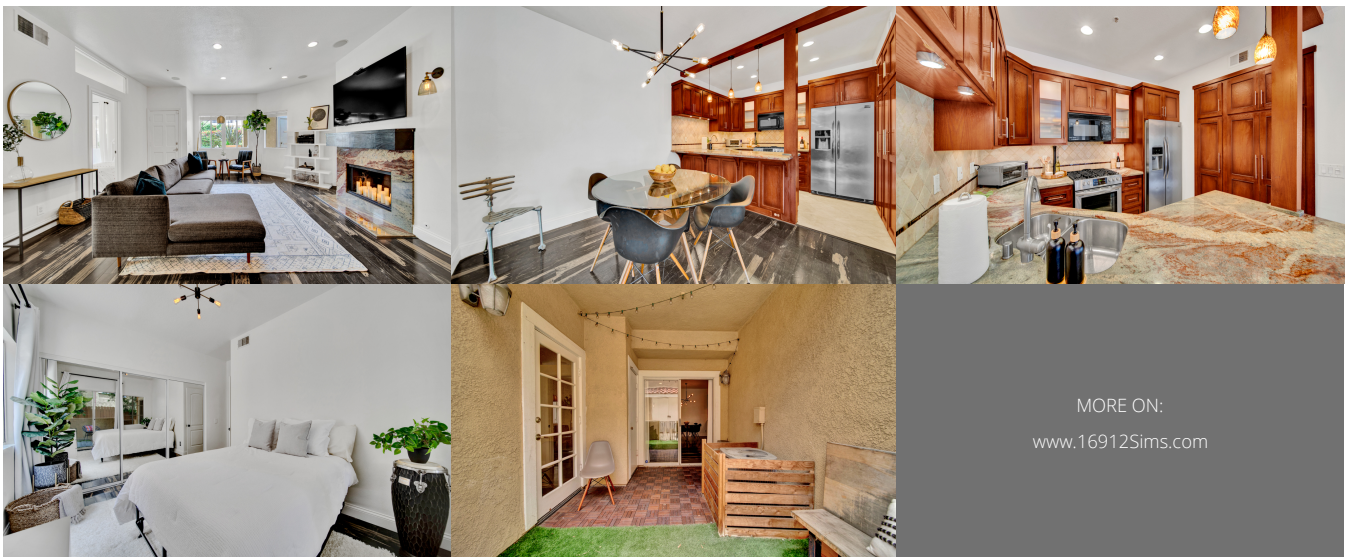
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