

16276 Pacific Circle Unit B, Huntington Beach, CA 92649

*The community of Bayport has 45 condo units.
There are only 12 exclusive Townhome-style condos that surround the pool.*

Remodeled October 2021 – March 2022

- ❖ Luxury Vinyl Plank (LVP) flooring, throughout
- ❖ Primary Bathing area is tiled.
- ❖ Crown molding, throughout, except in the kitchen.
- ❖ Painting contemporary colors, throughout.
- ❖ Updated matching lighting fixtures, throughout.
- ❖ Recessed lighting in Living Room, Kitchen and Primary Suite.
- ❖ Kitchen and all Bathrooms have refinished cabinets and updated fixtures.
- ❖ Glossy closet/storage in Bedroom 1 and the Hall Linen cabinets.
- ❖ Counter tops in kitchen and bathrooms have matching white Carrera marble-style quartz except for 2nd Bedroom Suite which has black granite.
- ❖ Ceiling fans in the Living Room and all Bedrooms.
- ❖ Fireplaces in the Living Room and Primary Suite can be wood-burning as the gas starter is in place. However, the cinder skirt was removed in the remodel as a personal preference of the owner.
- ❖ Garage and Crawl space have epoxy flooring.
- ❖ White horizontal blinds in all rooms except for Living Room and Primary Bedroom that have fabric vertical blinds
- ❖ HOA pays for water, trash pick-up, insurance, pool, spa, sports court, clubhouse and outside maintenance including the refurbishing of balconies and railings.

LEVEL 1

LIVING ROOM

As you enter your front door you are greeted with a spacious, morning sun-drenched living room with soaring ceilings. A custom "Board and Batten" wall is ahead. The 3-panel slider opens to a massive deck for relaxing and entertaining, an extension of the living room. It has marvelous VIEW of the harbor, boats and big sky. The flush fireplace features Chevron marble tile, matching mantel, and trim. From the entrance, you can see the Living Room, Dining Room and Kitchen.

LEVEL 2

DINING ROOM

The step-up Dining Room overlooks the Living Room and has the view to the sparkling harbor.

KITCHEN

The wrap-around kitchen includes Chevron motif tile backsplash, updated cabinets, hardware, stainless steel appliances: refrigerator, dishwasher, microwave, range featuring an air fryer/convection oven and a wine frig!

The corner bench and kitchen table set for casual dining are including. The table is on locking casters, so it can be moved to provide additional prep space.

BEDROOM 1 / OFFICE with EN-SUITE

This spacious room is currently used as an office. The closet area is converted to shelves. The private en-suite features a quartz counter-top vanity with updated white cabinets and fixtures and contemporary wall-to-wall shower.

GUEST VANITY

In a private nook off the Dining Room, this restroom has updated cabinets, fixtures and lighting. The staircase going down is direct access to the Garage.

2 FLIGHT STAIRCASE

Up the staircase are 2 Suites, separated by a room-room length glossy white Linen cabinets.

LEVEL 3

BEDROOM 2 with EN-SUITE

To the left of the staircase is the 2nd spacious Bedroom that features wall-to-wall- triple mirrored door closet and private full bath. The bathroom vanity is a dark granite counter and the tub has a neutral tile surround. The 3-piece bedroom ensemble is negotiable.

PRIMARY BEDROOM 3 with EN-SUITE

To the right is a double-door entry to the Grand Primary Suite featuring high vaulted ceilings, an enticing fireplace with modern tile, mantle and trim. The 3-panel slider opens to a balcony for fresh ocean air and an extensive view of the harbor. *WOW!*

For your belongings, there is a (locked) walk-in closet by the entry. Around the corner, there are 2 mirrored closets, that include a plumbed in washer/dryer unit and a wall-to-wall double-sink vanity.

The spa-like bathroom features a free-standing tub and a large shower enclosure that are accented by subway tile and marble tile trim. The toilet is set back. This is a delightful master en-suite.

GROUND LEVEL

GARAGE

The oversized 2-car garage has epoxy flooring, laundry hook ups and plenty of room for storage along the side and back walls.

BONUS “BASEMENT” CRAWL SPACE STORAGE

This is a *B-I-G* space! You can stand tall in this area. Enter the Crawl Space through a discrete door at the back of the Garage. The Heating & A/C systems occupy a consolidated area. Because of its size, this Crawl Space is very versatile and has an air grid. It's commonly used for bulk storage but can also be a studio or workshop or ... ? The built-in workbench is included.

Thank you for your attention.

If you have questions or comments or would like an appointment to view this home,
please contact

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