

Waterfront Living | Refined Coastal Lifestyle

Residence Highlights

- Sought-after quiet first-floor, corner, end-unit location offering privacy and ease
- Expansive one bedroom with den/bonus room plus a queen hide-a-way bed in living room
- Light-filled interiors with abundant natural sunlight
- Seamless indoor-outdoor flow designed for relaxed coastal living
- Expansive wraparound patio with tranquil marina views

Waterfront Experience

- Direct canal-front setting with boat slips just beyond your patio
- Uninterrupted water views from both interior and outdoor living spaces
- Ideal for morning coffee, sunset unwinding, and effortless entertaining
- Immediate access to paddle boarding, kayaking, and waterfront recreation
- Walking distance to Duffy boat rentals for harbor cruising

Lifestyle & Walkability

- Exceptionally walkable location near the pedestrian bridge, considered best location in subdivision
- Moments to dining, shopping, movie theater, yoga and a premier fitness facility
- Across from **2nd & PCH**, an open-air coastal destination featuring:
 - Marina-view restaurants and cafés
 - Curated boutiques and national retailers
 - Ongoing community events including live music, film nights, and seasonal experiences
- Weekly Sunday farmer's market just steps away

Convenience & Practicality

- Close proximity to elevator and mailbox
- Two side-by-side parking spaces
- Potential dock slip availability (inquire with MP Boat Slips 562-498-7318)

Connectivity

- Easy access to major freeways: 405, 22, 91, 605, and 710
- Centrally positioned for both coastal enjoyment and everyday convenience

Marina Pacifica Homeowners Association is a self-managed community located on 18 acres in the heart of the Long Beach Marina area. Complete with the following amenities: 6 pools (a couple pools heated year-round as needed), 6 spas, 3 lagoons, Gym, Clubhouse, 24/7 security, Boat slips located on site (not managed by Marina Pacifica HOA), Gated bridge access to shopping at Marina Pacifica Mall, Underground parking garage, Guest parking

Nearby: shopping, dining and lifestyle; Whole Foods Market, Gelsons, CVS, AMC theaters, Barnes & Noble, yoga, highly rated gym, boxing fitness boutique, nail lounge, wellness lounge, skin and hair care stores, Anthropologie, Athleta, Barry's, Nike, lululemon, Urban Outfitters, Warby Parker, Vuori and more. Here is a link to 2nd and PCH's website:

www.2ndandpch.com

A Lifestyle Defined by Ease

A rare offering that blends waterfront tranquility with vibrant walkability—designed for those who value simplicity, access, and elevated everyday living.