



# 1895 ORIZABA AVE #104

Come for the Home... Stay for the Lifestyle!



Welcome to this beautifully maintained Spanish-style end unit townhome in the highly desirable Aragon community in Signal Hill. Built in 2013, this tri-level residence offers modern comforts, energy-efficient upgrades, and thoughtfully designed living spaces in an ideal location just moments from the Long Beach traffic circle, placing you near an abundance of popular restaurants, shopping, and entertainment. The main living level is designed for both everyday living and entertaining, featuring hardwood flooring throughout the living and dining areas, a convenient half bathroom, and a finished private balcony, seamlessly extending your living space outdoors. The kitchen serves as the heart of the home with granite countertops, sparkling white cabinetry, a large pantry, and a peninsula with bar seating and sink. A full suite of stainless-steel appliances, including a refrigerator, stove, oven, microwave, and dishwasher, are included. Upstairs, dual primary suites provide privacy and flexibility for homeowners, guests, or a home office setup. The spacious main primary suite features its own finished private balcony deck, creating a peaceful outdoor retreat, along with a walk-in closet and ensuite bathroom with a double vanity and separate toilet area for added privacy. The second suite offers its own attached full bathroom and comfortable living space. A dedicated laundry area with a stackable washer and dryer is conveniently located on this level. The ground floor offers direct access to the attached two-car garage, complete with overhead storage rafters and an additional storage nook, providing ample room for storage and organization. Additional features include central heating and air conditioning, Tesla solar panels, a whole-house water purification system, and a tankless water heater. Residents of Aragon enjoy access to a reservable community room featuring a seating area, sink, mini refrigerator, and microwave, perfect for hosting gatherings. Additional community amenities include a Jacuzzi, fire pit, BBQ area, outdoor shower, and inviting outdoor seating areas. Don't miss your chance to combine the benefits of newer construction, a desirable corner-unit location, two finished outdoor balcony spaces, exceptional community amenities, and close proximity to the vibrant dining, shopping, and entertainment options surrounding the Signal Hill area. 1895 Orizaba Avenue, Unit 104 is not just a home... it's a lifestyle.



### Interior Features:

- Tri- Level Townhome
- Dual Primary Suites, Each with an Ensuite Bathroom
- Main Primary Suite has Private Balcony
- Private Laundry Area Inside
- Open Main Level Floorplan Connecting Living Room and Kitchen
- Half Bath on Main Level
- Central AC and Heat
- Recessed Lighting
- Whole House Water Purification System
- Hardwood Flooring
- Carpet Flooring in Both Primary Bedrooms

### Kitchen Features:

- Spacious Kitchen with Sparkling White Cabinetry and Granite Counters
- Appliances Included: Refrigerator, Free Standing Range, Microwave, and Dishwasher
- Kitchen Peninsula with Breakfast Bar Seating
- Dining Area has Direct Access to Balcony

### Exterior Features:

- Direct Access to 2 Car Garage with Overhead Storage Rafters and Additional Storage Nook
- Two Private Balconies
- Tankless Water Heater
- TESLA Solar Panels

### HOA Amenities:

- Owner pays for Water, Electrical, Phone, Television and Internet
- HOA Fee - \$285 per month
  - Covers trash and maintenance of common grounds
- HOA Rules
  - 2 Household Pets Allowed Per Unit
  - Minimum 30 Day Rentals
- HOA Amenities - Reservable community room featuring a seating area, sink, mini refrigerator, and microwave, perfect for hosting gatherings. Additional community amenities include a Jacuzzi, fire pit, BBQ area, outdoor shower, and inviting outdoor seating areas.

**2 Bedrooms | 2.5 Bathrooms | 1,176 Sq Ft | Built in 2013**