



19239 Tideline Ct, Huntington Beach, CA 92648
Coastal Smart Living | Energy Efficient | Designer
Upgrades

 **Location & Lifestyle**

- Ideally located just **1.5 miles from the beach**
 - Situated in the desirable **Regatta community**
 - Built in **2022** and meticulously maintained by the **original owners**
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 **Energy Efficiency & Construction**

- Built by **Meritage Homes**, a leader in energy-efficient construction
 - Features **ENERGY STAR® certified appliances and systems**
 - Advanced **insulation systems** for improved temperature control
 - **High-performance HVAC system** for efficiency and comfort
 - Designed for **lower energy usage and reduced utility costs**
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 **Smart Home Technology**

- **Digital keypad front door lock**
- **Doorbell camera system**



- **Smart thermostat with app control**
 - **Pre-wired home security system**
 - **MyQ smart garage door opener** with built-in camera (supports secure in-garage deliveries)
 - **Exterior garage keypad access**
 - Full **mobile app integration** for remote control of home systems
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Interior Upgrades & Enhancements

- Custom **built-in bar** in living room (professionally designed and installed)
 - Elegant **plantation shutters** throughout
 - Designer **pendant lighting** in kitchen
 - **Instant hot water faucet** for convenience
 - **Reverse osmosis water filtration system** in kitchen
 - **Soft-close toilet seats and covers** in all three bathrooms
 - **Upgraded Soft-close kitchen cabinetry**
 - **Rechargeable under-cabinet lighting** in the kitchen and at custom bar area
 - **Rechargeable lighting** in coat closet
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Garage & Utility Features

- **Epoxy-coated garage floors**
- Overhead **Saferack storage system** for maximum organization



- Whole-home **water softener system**
 - **240V outlet for EV charging**
 - *Note: Installation utilized existing connections from tankless water heater; permit was not obtained and may require correction if required during inspection*
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Additional Features

- **Two-way locking front gate** for added security and convenience
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A Turnkey Coastal Opportunity

This thoughtfully upgraded, energy-efficient smart home offers the perfect blend of modern convenience, coastal lifestyle, and long-term efficiency. Every detail has been carefully considered to deliver comfort, functionality, and elevated living.

REPRESENTED BY

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