

5517 China Point, Long Beach, Ca 90803

Property Features and Improvements

Exceptional Waterfront Setting

- Approximately 60 feet of unobstructed waterfront
- Peaceful northeast-facing water views
- Extra-large 3,468-square-foot lot
- Elevated waterfront patio positioned approximately four feet above the pedestrian walkway
- Generous 19ft setbacks (per seller) between neighboring homes provide added openness and privacy
- Originally selected as the builder's sales office location because of its exceptional setting

Interior Features

- Desirable two-story floor plan
- Top floor primary suite for taking in sweeping water views
- Formal dining room
- Spacious family room
- Nine-foot ceilings on the main level
- Vaulted ceilings upstairs
- Travertine flooring at entry, laundry, primary and secondary bathrooms
- Abundant natural light
- Walnut flooring installed approximately 2005
- Approximately 200 square feet of additional matching walnut flooring included
- Newly painted interior
- New LED lighting throughout
- New chandelier installed in 2024
- New laundry room and primary suite fans

Kitchen Features and Improvements

- Kitchen remodeled in 2015
- Sustainable quartz countertops
- Stainless steel appliances installed in 2015
- Eat-in dining area
- New dishwasher installed in 2024
- New kitchen backsplash
- New kitchen electrical outlets

Additional Improvements

- New water heater installed in 2015
- New bathroom sinks installed in 2023
- Updated bathroom faucets
- Exterior wood trim replaced and repainted

Outdoor Living

- Spacious waterfront patio ideal for entertaining
- New Low-maintenance synthetic turf
- Newly installed landscaping – Carolina Cherry per Seller
- Expansive waterfront and park views

Community and Lifestyle

- Located in the highly desirable Spinnaker Bay community
- Convenient access to Colorado Lagoon
- Near Recreation Park Golf Course
- Close to Marina Vista Park and a local dog park
- Convenient to nearby award winning schools and outdoor recreation