

FEATURES & BENEFITS

21 7th Place, #510, Long Beach, CA 90808

Coastal Living at Its Finest

- Direct private oceanfront access to Alamitos Beach
- Exclusive resident-use beachfront patio with panoramic ocean views
- Peek-a-boo ocean view from the living room
- Quiet end-unit location at the end of a waterfront cul-de-sac
- Experience the ultimate Southern California beach lifestyle

Spacious & Thoughtfully Designed

- Approximately 954 square feet of single-level living
- Desirable corner-unit location providing added privacy
- Open-concept floor plan ideal for entertaining and everyday living
- Bright and airy interior with abundant natural light
- Two spacious bedrooms and two full bathrooms

Luxury Interior Upgrades

- Smooth ceilings throughout
- Recessed lighting for a contemporary aesthetic
- Built-in surround sound system
- Updated finishes and modern design elements
- Move-in ready condition

Chef-Inspired Kitchen

- Custom cabinetry with abundant storage
- Built-in wine rack
- Elegant glass tile backsplash
- Premium built-in appliances
- Open flow to living and dining areas

Private Primary Retreat

- Spacious primary suite
- Private en-suite bathroom
- Generous walk-in closet
- Comfortable and functional layout

Convenience & Comfort

- Central air conditioning
- Private in-unit laundry
- Smart-home functionality
- Single-level floor plan with elevator access
- Dedicated gated garage parking space

Exceptional Storage

- Exclusive-use storage area
- Floor-to-ceiling storage spanning the full width of the assigned parking space
- Rare and valuable additional storage capacity



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Secure & Well-Maintained Community

- El Dorado Manor condominium community
- Secure building entry
- Elevator access
- Attractive and well-maintained lobby
- Pride of ownership throughout the building

Prime Long Beach Location

- Direct access to the sand and ocean
- Minutes from Downtown Long Beach
- Close to Shoreline Village
- Convenient access to Belmont Shore
- Near popular restaurants, shopping, entertainment, and waterfront attractions

Outstanding Value

- Luxury coastal living at an attainable price point
- Low HOA fees
- Competitively priced at \$675,000
- Rare opportunity to own in a beachfront-access community

Top Buyer Benefits

- ✓ Private beach access without the oceanfront price tag
- ✓ Ocean views and resort-style coastal atmosphere
- ✓ Updated, move-in-ready interior
- ✓ Corner-unit privacy and natural light
- ✓ In-unit laundry and central A/C
- ✓ Secure parking plus oversized dedicated storage
- ✓ Walkable beach lifestyle near dining, shopping, and entertainment
- ✓ Low HOA fees and strong value in a prime Long Beach location

Tech Upgrades

- Built in speakers that can be connected via Bluetooth from your smart phone
- iPad in center of unit with Yamaha MusicCast Controller app. This lets you manage multi-room audio, adjust room volumes, and stream music from services like Spotify, TIDAL, and Pandora
- Yamaha receiver on closet connected to tablet and speakers
- Insteon lighting system throughout unit – allows for keypad functionality and 2-tier brightness
- Nest thermostat – smart device can be controlled via smartphone. Can also set schedules for temperature changes
- Google Nest Protect – smart combination smoke sensor and carbon monoxide sensor. Can be connected to smartphone via app
- Current internet provider: Spectrum



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