

# **\$3,200,000 - 1314 Hill Street, Santa Monica**

MLS® #25493161

**\$3,200,000**

3 Bedroom, 2.00 Bathroom, 2,229 sqft

Residential on 0 Acres

N/A, Santa Monica,

Located on the crest of one of the best streets in Santa Monica's Sunset Park, this charming single storybook traditional, this charming residence was renovated in 2009 with no expense spared and includes high ceilings, real hardwood floors, crown moldings, quality hardware with modern amenities. The center hall plan includes a light-filled formal living room with fireplace, a beautiful formal dining room, family room with center island kitchen. There are three bedrooms and two bathroom including the primary suite with double sinks, shower and tub. French doors lead to a fabulous outdoor living room. The yard is magnificent with fragrant smells, specimen trees and gardens in front and rear yards. There is so much potential to add a second story in the main house that would have amazing ocean and city views, and possibility to add an ADU over the two-car garage.

Detached studio.



Built in 1941

## **Essential Information**

MLS® #	25493161
Price	\$3,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,229
Acres	0.16

Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brenda Catalano
Listing Office	Coldwell Banker Realty

## Community Information

Address	1314 Hill Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90405

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
View	None

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Walk-In Closet(s)
Appliances	Built-In, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Range, Refrigerator, Range Hood, Water Purifier, Dryer, Washer, Warming Drawer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 30th, 2025
Days on Market	17
Zoning	SMR1*

Short Sale N

RE / Bank Owned N

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