

# **\$1,758,000 - 1311 Grant Street, Santa Monica**

MLS® #25511705

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## **\$1,758,000**

3 Bedroom, 2.00 Bathroom, 1,245 sqft  
Residential on 0 Acres

N/A, Santa Monica,

Welcome to 1311 Grant Street, Sunset Park. This sweet 3 bedroom + 1.5 bath home features original character, some modern touches and an amazing opportunity for a potential buyer to RENOVATE, EXPAND or RECREATE! Inside, you'll find hardwood floors, open kitchen, dining room, a spacious living room and a backyard that's ideal for gardening, relaxing or a swing set for the kids. This property offers the perfect alternative to leasing an overpriced rental while navigating a possible rebuild, an excellent investment in a highly desirable neighborhood. This serene Sunset Park neighborhood is ideally located within the top-rated Santa Monica School District. Conveniently close to Santa Monica College, Clover Park, Bob's Market, Whole Foods, Trader Joe's and a variety of coffee houses, cafes, restaurants, fabulous shops and boutiques. But most importantly, it's just minutes to the Pacific Ocean and its gorgeous beaches and its calming ocean breezes...surfs up! Title says home is 3+1, the fireplace is decorative only and being sold "as-is." Seller and their agent/ broker make no claims and buyer is encouraged to do their own inspections and investigations to satisfy any questions that they may have. OFFERS ARE DUE, FRIDAY, MARCH 21, AT 12PM

Built in 1947

## **Essential Information**



MLS® #	25511705
Price	\$1,758,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Ken Shields
Listing Office	Compass

### **Community Information**

Address	1311 Grant Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90405

### **Amenities**

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	None
Pool	None

### **Interior**

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1

Stories                      One

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	11
Zoning	SMR1*
Short Sale	N
RE / Bank Owned	N

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