

# **\$755,900 - 8707 Falmouth Avenue # 223, Playa Del Rey**

MLS® #25516593

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## **\$755,900**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 3 Acres

N/A, Playa Del Rey,

Welcome to 8707 Falmouth Ave. #223, a beautifully upgraded 2-bedroom, 2-bathroom condo in the highly desirable Seagate Village community of Playa del Rey. This stunning second-floor, south-facing unit is bathed in natural light and offers serene views of open fields and the southern skyline. The sophisticated interior features rich engineered wood floors, smooth ceilings, recessed lighting, and a striking gas/wood-burning fireplace that serves as the focal point of the living space. A separate dining area with a picturesque window and a convenient breakfast bar seamlessly connects to the kitchen, where granite countertops, stainless steel appliances, and an additional window create a bright and inviting space. The primary suite boasts a generous walk-in closet and an en-suite bath, while the second bedroom features a sliding door and its own attached bathroom, ensuring privacy and comfort. Step outside to a spacious balcony with extra storage, perfect for enjoying the peaceful surroundings. Modern conveniences include a recently purchased Speed Queen in-unit washer and dryer, newer central A/C and heating, and two assigned tandem parking spaces in the community garage. Nestled within Seagate Village, this home is surrounded by lush landscaping, tranquil streams, and resort-style amenities, including pools, spas, and tennis courts. Just minutes from the beach, dining, and shopping, this is coastal living at its finest!



Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 25516593          |
| Price          | \$755,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 970               |
| Acres          | 3.14              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Condominium       |
| Style          | Traditional       |
| Status         | Closed            |
| Listing Agent  | Stephanie Younger |
| Listing Office | Compass           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8707 Falmouth Avenue # 223 |
| Area        | C31 - Playa Del Rey        |
| Subdivision | N/A                        |
| City        | Playa Del Rey              |
| County      | Los Angeles                |
| Zip Code    | 90293                      |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Controlled Access, Maintenance Grounds, Pool, Spa/Hot Tub, Tennis Court(s), Trash, Water |
| Parking Spaces | 2  |
| Parking        | Community Structure, Guest   |
| Garages        | Community Structure, Guest   |
| Has Pool       | Yes  |
| Pool           | Association, Community, In Ground  |
| Security       | Gated Community, Key Card Entry  |

## Exterior

|         |                     |
|---------|---------------------|
| Windows | Double Pane Windows |
|---------|---------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Tile   |
| Interior Features | Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer                            |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Gas Starter, Living Room   |
| # of Stories      | 3  |
| Stories           | One  |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 26th, 2025 |
| Days on Market  | 19               |
| Zoning          | LAR3             |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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