

\$7,000,000 - 728 12th Street, Santa Monica

MLS® #25517443

\$7,000,000

5 Bedroom, 6.00 Bathroom, 4,945 sqft

Residential on 0 Acres

N/A, Santa Monica,

Originally built in 1924, this Spanish revival gated villa with 4 BD 4 BA in the main house and 1 BD/2 BA guest house has had a complete renovation. Entry opens into the elegant sunken living room with fireplace, one of 6 fireplaces in the home. The chef's kitchen delights with custom cabinetry, Walker Zanger Tiles and Stone countertops. Thermador appliances with a 48-inch Subzero fridge, Double Wolf range, custom pantry, oversized island, marble counters and commercial hood an outdoor dining area and breakfast nook. The kitchen opens to a family room that looks onto a deck and back yard. The open floorplan is perfect for entertaining and provides a living room, formal dining, great room, partial basement and a large main level bedroom. The second level has 3 ensuite bedrooms and features 20 ft ceilings, large closets and private patios. The primary bedroom retreat features Lutron lighting shades, skylights and private balcony, fireplace, huge walk-in closet and a bath area with Calcutta Stone counters, custom shower & soaking tub. Large deck off kitchen leads to grassy yard which leads to the Guesthouse that is located at the back of property with custom iron work barn doors & indoor parking for 4 vehicles + half bath. Upstairs is a guesthouse/ office like you have never seen. Twin limestone fireplaces, original restored wide plank flooring, gallery lighting, full wet bar w/ controlled wine storage. Moments from bars & restaurants of Montana & w/ 8 off street parking. Highest accolades



from the most discriminating of buyers. The main house sq. ftg is approx. 4,597 and the guest house sq. ftg is approx. 909 (see floorplan in attached docs section).

Built in 1924

Essential Information

MLS® #	25517443
Price	\$7,000,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	4,945
Acres	0.17
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Tracey Hennessey
Listing Office	Compass

Community Information

Address	728 12th Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90402

Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	March 27th, 2025
Zoning	SMR1*
Short Sale	N
RE / Bank Owned	N

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