

\$4,230,000 - 12555 Preston Way, Los Angeles

MLS® #25527143

\$4,230,000

5 Bedroom, 5.00 Bathroom, 3,300 sqft
Residential on 0 Acres

N/A, Los Angeles,

A Warm, Modern Retreat for Family-Living in the Heart of Mar Vista. This thoughtfully curated modern farmhouse offers the perfect balance of timeless elegance and everyday comfortan inviting, move-in-ready retreat tucked on a wide, tree-lined street in Mar Vista's most desirable pocket North of Palms. Built in late 2019 and lovingly enhanced by its original owner, deeply engaged in interior design and the arts, every detail reflects elevated taste, functionality, and quality craftsmanship. From the moment you arrive, the home enchants. Native, water-wise landscaping in calming shades of lavender and green lines the pathway to the front door, complemented by a soft, burbling fountain. Inside, the foyer opens to a sun-drenched, south-facing living and dining room with a gas fireplace, gracious for intimate family gatherings and entertaining alike. The heart of the home is the warm and inviting open-plan kitchen and family room, located at the rear of the house, seamlessly flowing out to the tranquil back garden through a wall of retractable glass doors. The chef's kitchen impresses with high-end appliances, an eat-at marble island, walk-in pantry, wine fridge, ice maker, and custom cabinetry with bronze hardware. The rear garden is a lush, private oasis with a wisteria-draped pergola for al fresco dining, a cozy outdoor living area centered around a built-in gas fire feature, a daybed for sun-soaked lounging or stargazing, and mature plantings including passion fruit,



sage, olive, fig, lime, and avocado trees, along with raised vegetable beds and fragrant herbs.

The upstairs layout is ideal for modern family life. The primary suite spans the entire north side of the home, offering exceptional privacy, serene views of the garden and Santa Monica hills in the distance, dual walk-in closets, and a spa-like bathroom with an oversized shower and soaking tub. Three additional bedrooms, one ensuite and two sharing a stylish bath face south and west, capturing beautiful light. A downstairs guest suite or office and two-car garage complete this highly livable floor plan. This impeccably maintained home has a freshly painted interior, refinished floors, and re-stained exterior woodwork. It is completely turn-key. Located on a quiet, non-cut-through street that is home to young families and long-time residents alike, the home is just minutes to Whole Foods, Erewhon, top schools, the beach, and Mar Vista Farmers Market. Impeccably maintained and truly move-in ready, this home features freshly painted interiors, refinished hardwood floors, and newly re-stained exterior woodwork. Tucked on a quiet, non-cut-through street beloved by both young families and longtime residents, it offers a rare sense of community just minutes from Whole Foods, Erewhon, top-rated schools, the beach, and the Mar Vista Farmers Market. A perfect expression of Southern California living.

Built in 2019

Essential Information

MLS® #	25527143
Price	\$4,230,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,300

Acres	0.13
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Johannes Steinbeck
Listing Office	Estate Properties

Community Information

Address	12555 Preston Way
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	City Lights, Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Fire Detection System, Fire Rated Drywall

Interior

Interior	Wood
Interior Features	Walk-In Closet(s), Jack and Jill Bath
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central, Combination
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 25th, 2025
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Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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