

# \$2,199,000 - 8247 Billowvista Drive, Playa Del Rey

MLS® #25528167

**\$2,199,000**

3 Bedroom, 3.00 Bathroom, 2,296 sqft

Residential on 0 Acres

N/A, Playa Del Rey,

Perched on a serene, tree-lined street just moments from the breathtaking bluffs overlooking the Ballona Wetlands, this exquisite Mid-Century Modern retreat captures the essence of Southern California coastal living. Tucked behind lush, mature landscaping, this thoughtfully designed sanctuary is a masterpiece of light, space, and style. Step inside to discover vaulted wood ceilings and a striking white stone fireplace, setting the tone for an inviting yet sophisticated ambiance. Floor-to-ceiling Fleetwood windows flood the interiors with natural light and seamlessly connect to an expansive west-facing deck, where you can savor the ocean-kissed breeze. The recently remodeled open-concept kitchen is a chef's dream, featuring stainless steel appliances, a wine refrigerator, quartz countertops, and elegant terracotta stone flooring. A charming breakfast nook and oversized window create the perfect setting for morning coffee, while an adjacent laundry and mudroom add both convenience and direct outdoor access.

Ascend the hardwood stairway to a sun-drenched second living area with soaring vaulted ceilings. The primary suite is a true retreat, boasting a spa-inspired shower, walk-in closet, two additional closets with custom shelving, and motorized shades for ultimate relaxation. Two additional guest bedrooms and beautifully updated baths complete this stunning residence. The private backyard oasis offers a spacious open patio,



perfect for dining al fresco or lounging under the stars. Modern upgrades abound, including engineered hardwood flooring, in-ceiling speakers, surround sound wiring, WiFi wiring in all rooms, recessed TV boxes, and a new insulated garage door with upgraded electrical for gym equipment. Additional enhancements include motorized shades in key living areas and new HVAC ducting on the first level.

Perfectly situated near SoCal's best beaches, premier shopping, and top dining destinations, this exceptional home is an unparalleled blend of architectural beauty, modern comfort, and coastal tranquility.

Built in 1957

## Essential Information

MLS® #	25528167
Price	\$2,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,296
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Stephanie Younger
Listing Office	Compass

## Community Information

Address	8247 Billowvista Drive
Area	C31 - Playa Del Rey
Subdivision	N/A
City	Playa Del Rey
County	Los Angeles
Zip Code	90293

## Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco

## Interior

Interior	Stone
Interior Features	Separate/Formal Dining Room, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Oven, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	April 24th, 2025
Days on Market	19
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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