

# \$779,000 - 4040 Grand View Boulevard # 89, Los Angeles

MLS® #25529669

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## \$779,000

2 Bedroom, 2.00 Bathroom, 841 sqft  
Residential on 3 Acres

N/A, Los Angeles,

Discover this charming townhouse in the heart of Mar Vista on lush grounds with a large pool and spa. This home has the perfect blend of comfort and style in this delightful two bedroom, one and a half bath offering cheerful living space. Step inside to find a freshly repainted living room with beautiful exposed beams that radiates warmth the moment you walk through the door. The layout flows effortlessly from a cozy living room into the inviting kitchen, where generous counter space accommodates your cooking needs and bar stool seating creates a casual dining spot. Just around the corner, you'll find a discreetly tucked-away washer/dryer and an adjacent half bath for added convenience. Just off the kitchen is a large private outdoor patio perfect for dining al fresco or quiet moments in the warm California sun. Upstairs, vaulted ceilings and abundant natural light create an airy ambiance in two generously sized bedrooms. A full bathroom on this level adds convenience, and the recently replaced water heater along with a new electrical panel in 2022 contribute to the home's overall efficiency. Two parking spots are included, one reserved space equipped with an electric charger, plus access to a gated visitor parking area, ensuring hassle free city living. Above the assigned spot, additional locked storage provides a secure place for your belongings. Take advantage of on site amenities like a heated pool and a spa, ideal for relaxing moments any time of the year. Located just two



blocks from the vibrant Mar Vista Farmers Market, this home places you steps away from an array of popular eateries, including the Michelin starred Hatchet Hall, Old Man Bar, Alibi, Corner Door, Menottis, and 301 Cafe. The iconic Venice sign is only a short 10 minute drive away, allowing easy access to the best of the Westside. Friendly neighbors and a tranquil atmosphere make this townhouse a true urban oasis and don't miss your chance to call it home.

Built in 1961

**Essential Information**

MLS® #	25529669
Price	\$779,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	841
Acres	2.86
Year Built	1961
Type	Residential
Sub-Type	Condominium
Style	Mid-Century Modern
Status	Closed
Listing Agent	Jose Prats
Listing Office	Christie's International Real Estate SoCal

**Community Information**

Address	4040 Grand View Boulevard # 89
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

**Amenities**

Amenities	Controlled Access, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Carport, Covered, Electric Gate
Garages	Carport, Covered, Electric Gate
View	None
Has Pool	Yes
Pool	Association, Community

### **Interior**

Interior	Carpet, Wood
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Dryer, Washer, Oven
Heating	None
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	21
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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