

# \$1,250,000 - 13044 Pacific # 308, Playa Vista

MLS® #25531233

**\$1,250,000**

2 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 2 Acres

N/A, Playa Vista,

This exceptional 2-bedroom, 2-bathroom top-floor condo in the vibrant heart of Playa Vista is characterized by its soaring ceilings and abundant natural light. East-facing and sun-drenched, this unique unit features 20ft high ceilings, creating an open, airy ambiance. The thoughtfully crafted single-level layout ensures optimal space, with the bedrooms located on opposite sides of the unit. Large windows throughout enhance the home with natural light, and the roomy balcony provides scenic views of Concert Park extending to LMU. The recently upgraded kitchen is a highlight, complete with custom cabinetry, an island and bar seating, high-end stainless steel appliances, and modern finishes, making it perfect for cooking, entertaining, or unwinding at home. Additional features include designer lighting fixtures, fully integrated smart home controls, wide-oak plank hardwood floors throughout, central heating and air conditioning with a Nest thermostat, in-unit laundry, and two dedicated parking spots. Situated in The Promenade, this residence is just steps away from Playa Vista's finest amenities, such as Whole Foods, shops, restaurants, theaters, fitness centers, resort-style pools, and Playa Vista Elementary. This is a unique opportunity to own a bright, top-floor home in one of the Westside's most lively and well-connected communities.



Built in 2004

## Essential Information

MLS® #	25531233
Price	\$1,250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	1.84
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Andrea Samulon
Listing Office	Compass

## Community Information

Address	13044 Pacific # 308
Area	C39 - Playa Vista
Subdivision	N/A
City	Playa Vista
County	Los Angeles
Zip Code	90094

## Amenities

Amenities	Clubhouse, Pool, Meeting Room
Parking Spaces	2
Parking	Assigned
Garages	Assigned
View	City Lights, Hills
Has Pool	Yes
Pool	In Ground, Association

## Interior

Interior	Wood
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Forced Air
Fireplaces	None
Stories	One

## Additional Information

Date Listed	September 26th, 2025
Days on Market	40
Zoning	LAR4(PV)
Short Sale	N
RE / Bank Owned	N

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