

# \$2,225,000 - 12314 Hammack Street, Culver City

MLS® #25534629

**\$2,225,000**

4 Bedroom, 3.00 Bathroom, 1,905 sqft

Residential on 0 Acres

N/A, Culver City,

New Reduced Price for this Modern California Bungalow meets Architectural. Designed and completely remodeled for the current Owner in conjunction with Architect Joseph Justus.

News Flash!!! This very recent renovation "is not" a flip, it's a superior quality home with exceptional bonus features i.e. energy efficient systems and a \$51,000 dollar "owned and paid for" solar array... AND it's completely permitted, which is refreshing. The well thought out details here are hard to come by and range from the angular exterior rooflines to the pitched ceilings inside, the natural light streaming through skylights into open plan living with incredible volume & function, and the seamless floor plan integrating the entire lot "front to back" into a beautiful SoCal indoor/outdoor Oasis. The house is built for living & entertaining, and is both inviting & functional. Central to the home there is a superb modern kitchen designed to delight the Chef of the house. The integrated kitchen/dining space is equipped with a Professional Series Thermador 8 burner w/double oven, 2 Fisher Paykel dishwashers, 2 SXS Fisher Paykel refrigerators, sleek Calcutta "Copa" quartz profile edged countertops, and abundant hidden storage including double in-drawer cabinetry, and a zero profile massive pantry wall. From the kitchen/dining follow the pitched ceilings as they integrate the Open concept space with the light and bright living room where you will find a "wood burning" fireplace, and wall of



custom sliding doors to the front deck w/outdoor dining and privately gated + hedged yard. Completing the interiors are the primary bedroom suite with en-suite curb-less shower, long basin sink, skylight, and walk-in closet. There are 3 additional bedrooms, and 2 full size bathrooms with their own thoughtful designer identities from the pink penny tile and Jacuzzi Tub, to the perfectly 'clean modern' guest bathroom. Add to this incredible offering a landscaped rear yard featuring an Ipe deck with built-in safety cover swim spa, a low maintenance green space, a slatted Architectural custom awning, and fruit trees (Orange-Lemon-Lime + Passion Fruit). Modern components are included with the home including the fully integrated Audio/Video system with speakers + cameras, an Alarm System, and an EV charger on the side of the (2) car Garage. Eco-friendly living is at your fingertips with efficient systems and Solar to minimize your monthly utilities. The location is ideal for access to services and restaurants in and around Playa Vista and the Westside providing the owner with easy connection to freeways and thoroughfares to get anywhere throughout the entire city, and it's just a few minutes to LAX. On a personal note, I absolutely Love this House! The design is clean & crisp at the meeting point where good design and functionality create an elevated living experience. Come take a look for yourself.

Built in 1951

## Essential Information

MLS® #	25534629
Price	\$2,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,905
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Eric Matthew Yetter
Listing Office	PLG Estates

## Community Information

Address	12314 Hammack Street
Area	C28 - Culver City
Subdivision	N/A
City	Culver City
County	Los Angeles
Zip Code	90230

## Amenities

Parking Spaces	2
Parking	Concrete, Garage, Private
# of Garages	2
Garages	Concrete, Garage, Private
View	None
Has Pool	Yes
Pool	Lap, Above Ground
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Back Yard
Windows	Double Pane Windows, Skylight(s)
Roof	Composition, Shingle
Construction	Stucco
Foundation	Pillar/Post/Pier, Raised, Slab

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed

	Lighting, Walk-In Closet(s)
Appliances	Convection Oven, Double Oven, Dishwasher, Disposal, Gas Oven, Refrigerator, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 7th, 2025
Days on Market	87
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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