

# \$3,450,000 - 859 22nd Street, Santa Monica

MLS® #25545497

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## \$3,450,000

2 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0 Acres

N/A, Santa Monica,

Calling all developers, investors, and visionary homeowners. This is your chance to create something extraordinary. Situated on a stunning ~8,000 SF corner lot just south of Montana, this property is set in one of Santa Monica's most desirable neighborhoods and within coveted Franklin Elementary school district. Plan approval is imminent for a beautifully designed 4,407 SF - 5 bed, 6 bath custom home plus a 440 SF ADU. Enjoy tree-lined streets, world-class surroundings, and the rare opportunity to bring your dream home or high-end development project to life in one of L.A.'s most sought-after neighborhoods.



Built in 1925

## Essential Information

MLS® #	25545497
Price	\$3,450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed

Listing Agent	Steven Rothstein
Listing Office	Douglas Elliman

## Community Information

Address	859 22nd Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90403

## Amenities

Parking Spaces	2
Parking	None
Garages	None
View	None
Pool	None

## Interior

Interior	Carpet, Tile, Wood
Heating	Central
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	Multi/Split

## Additional Information

Date Listed	May 29th, 2025
Days on Market	54
Zoning	SMR1*
Short Sale	N
RE / Bank Owned	N

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