

\$3,595,000 - 12912 Mccune Avenue, Los Angeles

MLS® #25563167

\$3,595,000

4 Bedroom, 5.00 Bathroom, 3,212 sqft

Residential on 0 Acres

N/A, Los Angeles,

A Design-Forward Sanctuary in the Heart of Mar Vista Set on a quiet street between Beethoven and Walgrove, 12912 McCune Ave is a newly built architectural home that redefines modern California living through a lens of elevated craftsmanship, warm minimalism, and intentional design. Just minutes from the beach, top-tier schools, and beloved Westside favorites like Beethoven Market, Bluey's Mar Vista, and the iconic Mar Vista Farmers Market, this residence offers a rare blend of curated luxury and authentic day-to-day livability. Framed by a vertical siding, warm wood tones, native plantings, and a tranquil limestone water fountain the home welcomes you into a world of soaring scale and architectural calm. A dramatic 22-foot entryway sets the tone with natural light, custom oak millwork, and a floating brass chandelier inviting you into a space where every detail feels considered. With over 3,200 square feet, the four-bedroom, four-bathroom layout flows effortlessly. The main living area is anchored by a floor-to-ceiling artisan-tiled fireplace, while massive sliding doors open to a central courtyard with a spa and plunge pool designed for year-round entertaining and quiet evening retreats. The chef's kitchen is a study in refined function: a sculptural centerpiece with a travertine eat-in island, floor-to-ceiling rift cut oak cabinetry, Thermador appliances, and a Moroccan-tiled hood create a dramatic yet timeless statement. A walk-in pantry adds hidden storage and prep space making this



kitchen equally suited to entertaining and everyday use. Upstairs, the vaulted primary suite is a tranquil sanctuary, featuring custom millwork, a spacious walk-in closet, and a spa-like bath appointed with a fluted soaking tub, a silver travertine clad shower, seamless silver travertine countertops, and elegant Phylrich faucets. All additional bedrooms are en-suite and thoughtfully designed for comfort and privacy, while a flexible guest suite or home office on the main floor offers versatility for modern living. One of the home's standout features is the moody powder room its walls are wrapped in hand-applied Roman Clay by Portola Paints and anchored by a sculptural marble sink paired with a gently curved mirror, evoking the refined elegance of a boutique hotel bathroom. Throughout the home, curated finishes - European oak floors, brushed brass fixtures, Venetian plaster walls, and custom millwork-create a tactile and timeless design language. Even transitional spaces like the light-filled upstairs hallway and custom dining room built-ins are crafted with quiet elegance. Outside, the lifestyle continues. Whether you're sipping coffee on the bamboo-framed lounge area, dining al fresco with friends, or hitting Penmar Golf Course just minutes away, this home celebrates indoor-outdoor living in true Westside fashion. 12912 McCune Ave is more than just a place to live it's a place to thrive. A modern sanctuary designed for those who value architecture, calm, and creative energy, all just minutes from Venice, Santa Monica, Erehon, and LA's best beach culture, school communities, and Sunday market traditions.

Built in 2025

Essential Information

MLS® #	25563167
Price	\$3,595,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,212
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Isabella Lutzi Luthje
Listing Office	Sotheby's International Realty

Community Information

Address	12912 Mccune Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	4
Parking	Door-Multi, Garage, Private
# of Garages	2
Garages	Door-Multi, Garage, Private
View	Mountain(s), Pool, City Lights
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed July 10th, 2025

Days on Market 60

Zoning LAR1

Short Sale N

RE / Bank Owned N

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