

\$4,995,000 - 849 Franklin Street, Santa Monica

MLS® #25565289

\$4,995,000

4 Bedroom, 4.00 Bathroom, 3,401 sqft

Residential on 0 Acres

N/A, Santa Monica,

First time on the market in 60+ years! This can be a prime development opportunity or a great remodel with room to expand. Property is being sold "As Is". The existing home features a fantastic open floor plan on the lower level with plenty of room to expand. There is a 424 sq ft carport that can be converted into a garage, effectively adding 412 sq ft to the downstairs living space. In addition, there is a large 869 sq ft rooftop on the second floor that can be enclosed and reimagined along with the 3 upstairs bedrooms & 2 bathrooms. The second floor already enjoys partial ocean views, which could be enhanced with a rooftop deck or reconfigured second level.

Opportunities like this rarely come to market. Situated in a prime Santa Monica location, this expansive 16,327 sq ft lot (approximately 75 ft wide by 250 ft deep) is one of the largest available in the area. There are stunning views even from the ground level, with breathtaking vistas from the second story and ocean views from a potential rooftop deck offering tremendous upside. The generous frontage allows for a bold architectural statement, and the existing structure can be extended forward to fully maximize both lot size and setback allowances. The rear 25% of the lot features a gentle downslope, ideal for a dramatic pool and deck retreat minimizing excavation and construction costs. Whether you're looking to build your own dream home from the ground up in this premier location, or remodel the spacious existing home, this is truly one of the



most exceptional lots in Santa Monica. This property offers views of the Brentwood Country Club, the Getty, DTLA, Century City, and more. Easy to show! This RARE property will not last long, come look at it before it is gone!

Built in 1940

Essential Information

MLS® #	25565289
Price	\$4,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,401
Acres	0.37
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Raymond A. Lyon
Listing Office	Compass

Community Information

Address	849 Franklin Street
Area	C14 - Santa Monica
Subdivision	N/A
City	Santa Monica
County	Los Angeles
Zip Code	90403

Amenities

Parking Spaces	2
Parking	Carport, Door-Multi, Driveway, Garage
# of Garages	2
Garages	Carport, Door-Multi, Driveway, Garage
View	City Lights, Golf Course, Mountain(s), Ocean

Pool None

Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Country Kitchen
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	July 16th, 2025
Days on Market	12
Zoning	SMR1*
Short Sale	N
RE / Bank Owned	N

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