

\$1,450,000 - 13031 Villosa Place # 425, Playa Vista

MLS® #25600867

\$1,450,000

3 Bedroom, 3.00 Bathroom, 1,863 sqft
Residential on 2 Acres

N/A, Playa Vista,

Welcome to Unit 425, "The Great Retreat," a truly exceptional top-floor home in Playa Vista. This residence stands out among the community's thousands of units due to its premium location, unique floor plan with minimal shared walls, and high-end renovation. This home was recently renovated with the love and care of a homeowner, not a flipper, featuring nearly \$150,000 in upgrades. No detail was overlooked, from the premium White Oak engineered wood floors and beautifully updated kitchen and bathrooms to custom, remote-controlled window treatments and hand-blown pendant lights. The residence is also fully equipped with smart technology, including a smart lighting system to customize the ambiance, a Nest thermostat, KwikSet door lock, and a Ring doorbell with speakers on all floors. Unlike many condos that share 60% of their walls with a neighbor, this unit shares only about 10%. Fewer shared walls means more sunlight, greater privacy, and less noise. As a top-floor unit, it benefits from uniquely high ceilings, creating an airy, sunlit space. The southern-facing direction ensures abundant natural light floods the home throughout the day. Located in the desirable Serenade building, this is one of the most walk-friendly addresses in Playa Vista. You are literally steps away from Concert Park and the community's most charming commercial district: a summer concert, a beer, or a cup of coffee is just a few steps away. The Serenade complex itself is an oasis, boasting



Mediterranean and Tuscan-style architecture. With lush gardens, multiple water fountains, and airy corridors, the complex feels like a vacation getaway. Importantly, this is also one of Playa Vista's best-maintained and financially healthiest buildings, with a funded reserve of nearly 80%. Unit 425 is truly your retreat: offering the best location, high-end finishes, and a rare sense of peace and quiet. Other Notes: The 3rd bedroom is a loft. In-unit laundry, 2-car tandem parking, central heating and cooling, shared electric car charger. Tax records state 1,740 sqft.

Built in 2006

Essential Information

MLS® #	25600867
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,863
Acres	2.48
Year Built	2006
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Closed
Listing Agent	Joel Daniel Rangel
Listing Office	Coldwell Banker Realty

Community Information

Address	13031 Villosa Place # 425
Area	C39 - Playa Vista
Subdivision	N/A
City	Playa Vista
County	Los Angeles
Zip Code	90094

Amenities

Amenities	Clubhouse, Cable TV, Controlled Access, Meeting Room, Recreation Room, Tennis Court(s), Trash, Water
Parking	Covered, Garage, Assigned, Community Structure, Controlled Entrance, Guest, One Space, Public, Tandem
Garages	Covered, Garage, Assigned, Community Structure, Controlled Entrance, Guest, One Space, Public, Tandem
View	City Lights
Has Pool	Yes
Pool	Community
Security	Gated Community, Key Card Entry, Security Gate

Exterior

Exterior	Stucco
Windows	Blinds, Custom Covering(s), Double Pane Windows, Screens
Construction	Stucco

Interior

Interior Features	Breakfast Bar, Walk-In Closet(s), Balcony, Cathedral Ceiling(s), Loft, Multiple Staircases, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Range Hood, Water Purifier, Dryer, Washer, Gas Oven, Oven, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Decorative
# of Stories	4
Stories	Multi/Split

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	LAC2(PV)
Short Sale	N
RE / Bank Owned	N

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