

# \$2,375,000 - 2612 Montana Avenue # 1, Santa Monica

MLS® #25604425

## \$2,375,000

2 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0 Acres

N/A, Santa Monica,

Located on Montana Avenue in one of Santa Monica's most desirable neighborhoods, this tri-level townhouse offers a rare blend of high design, privacy, and indoor-outdoor living. Reimagined in 2022 by PKA Architecture with interiors by Carole Carr Design, the 2-bed, 2.5-bath home includes a versatile loft, four private outdoor spaces, and a private two-car garage with direct entry. Custom finishes include wide-plank European white oak floors, 14-foot reclaimed wood beams, a wood-burning fireplace with travertine hearth and limestone surround, and Fleetwood pocket doors. The kitchen and custom walnut barcrafted by Four Board Woodworks, features Patagonia quartz, antique glass, and SubZero and Miele appliances. Smart and sustainable living is fully integrated with a Control4 system, Lutron LED lighting, Tesla Powerwall, whole-home water purification, and built-in speakers throughout. Upstairs, the loft opens to a rooftop retreat with a built-in BBQ kitchen, outdoor TV perfect for entertaining or working from home. The primary suite features a custom closet, radiant heated floors, blackout shades, and a private patio with slate tile and mahogany fencing. Every inch of the home, including the laundry room, is thoughtfully designed with premium materials and timeless craftsmanship.



Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 25604425    |
| Price          | \$2,375,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.16        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Style          | Spanish     |
| Status         | Closed      |
| Listing Agent  | Tracy Tutor |
| Listing Office | Compass     |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2612 Montana Avenue # 1 |
| Area        | C14 - Santa Monica      |
| Subdivision | N/A                     |
| City        | Santa Monica            |
| County      | Los Angeles             |
| Zip Code    | 90403                   |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Door-Multi, Garage  |
| Garages        | Door-Multi, Garage  |
| Pool           | None  |
| Security       | Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s) |

### **Exterior**

|         |                             |
|---------|-----------------------------|
| Windows | Double Pane Windows, Drapes |
|---------|-----------------------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Stone, Wood   |
| Interior Features | Breakfast Bar, Loft, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Built-In, Dishwasher, Disposal, Dryer, Gas Oven, Refrigerator, Washer     |
| Heating           | Central   |

|              |               |
|--------------|---------------|
| Cooling      | Central Air   |
| Fireplace    | Yes           |
| Fireplaces   | Living Room   |
| # of Stories | 2             |
| Stories      | Three Or More |

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 10th, 2025 |
| Days on Market  | 121                |
| Zoning          | SMR2*              |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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