

# \$2,495,000 - 838 17th Street # 105, Santa Monica

MLS® #25609177

**\$2,495,000**

3 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0 Acres

N/A, Santa Monica,

Crowned by panoramic ocean, mountain, and city views from a private 400 sq ft rooftop deck, this contemporary Santa Monica end-unit townhome sits just a half block from Montana Avenue's boutiques and cafs.

Multi-level living blends space, light, and luxe upgrades: soaring ceilings, Italian-oak floors, and walls of windows that invite sunshine and breezes into every room. Arrive via a gated complex on a quiet, upscale street. A palm- and succulent-lined breezeway leads to the private end unit. The location is exceptionally walkable: steps to 100+ shops and restaurants on Montana Ave. Within a block: library, coffee shops, salons, and multiple eateries. Three blocks to Whole Foods, Target, & the Aero Theater. Minutes to the beach and Santa Monica Pier. Perched high on 17th Street, the elevation delivers blue-water views from bedrooms and roof deck, with natural cross-breezes throughout. In the spa-level primary bath, indulge in a steam shower or switch to the rain head and five body sprays. Customizable lighting sets the mood, while a shower window frames Catalina on clear days. The updated kitchen features Spanish subway tile, white quartz counters, and matte-black smart appliances, including a French-door oven with LED touchscreen. The dramatic living room soars with 17 ft ceilings and a custom built-in with integrated lighting plus a smooth-rolling 10 ft library ladder. A guest BR sits on the second level beside a reading or office nook. The primary suite and another



bedroom are on the third level. The 1st-floor dining room opens to a porch, perfect for a bistro breakfast, herb garden, or outdoor grill. Upgrades abound: sleek screwless switch plates, in-wall USB outlets, double handrails, soft-close cabinetry with bamboo organizers, three recessed outlets for flush TVs, double-dishwashers at both kitchen and roofdeck level. Recent updates include high-capacity water heater, oven, range, microwave, dishwashers, garage opener, and shower fixtures. The show-stopping roof deck is an entertainer's dream. With gas, water, electricity, plus a kitchenette with sink, refrigerator, and dishwasher, it's made for sunset dinners, cabana lounging, game days, or mornings watching hawks ride the updrafts. A rare 400 sqft basement bonus room offers flexible use: game room, playroom, gym, or theater. Semi-subterranean cinder-block construction ensures excellent sound isolation and complete darkness. Pre-wired for surround sound. In the corner is a small office with acoustic insulation and built-in California Closets storage. Technology and comfort converge in the turnkey smart-home package with 100+ Philips Hue lights. All smart enabled: 6 security cameras, doorbell, deadbolt, garage door, thermostat, 3 HEPA air purifiers, 11 voice assistants, and motion sensors. Devices are pre-connected to Apple HomeKit and ready to sync with your iPhone. Control by voice or the included, pre-programmed iPad. Cue whole-home music, dim lights, or adjust climate by voice. Pre-set automations power down lights, music, and HVAC when unoccupied. Each floor has an Ethernet jack, and an Orbi mesh WiFi system with seven satellites delivers gigabit speeds. Prefer low tech? Property can be delivered with smart devices removed. Option to purchase furnished for a seamless move-in. A rare blend of modern design, luxury amenities, and postcard-worthy views, this

home captures the essence of Santa Monica beach-city living from sunrise breezes to Pacific-pink sunsets.

Built in 2000

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | 25609177         |
| Price          | \$2,495,000      |
| Bedrooms       | 3                |
| Bathrooms      | 3.00             |
| Full Baths     | 2                |
| Half Baths     | 1                |
| Square Footage | 2,142            |
| Acres          | 0.17             |
| Year Built     | 2000             |
| Type           | Residential      |
| Sub-Type       | Condominium      |
| Status         | Closed           |
| Listing Agent  | Regina Vannicola |
| Listing Office | Compass          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 838 17th Street # 105 |
| Area        | C14 - Santa Monica    |
| Subdivision | N/A                   |
| City        | Santa Monica          |
| County      | Los Angeles           |
| Zip Code    | 90403                 |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Controlled Access   |
| Parking Spaces | 2   |
| Parking        | Garage, Controlled Entrance, Direct Access, Door-Multi, Private |
| # of Garages   | 2   |
| Garages        | Garage, Controlled Entrance, Direct Access, Door-Multi, Private |
| View           | City Lights, Mountain(s), Ocean, Panoramic                      |
| Pool           | None  |

Security

Gated Community, Key Card Entry

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | High Ceilings, Smart Home, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Gas   |
| # of Stories      | 4  |
| Stories           | Multi/Split  |

## School Information

|          |                             |
|----------|-----------------------------|
| District | Santa Monica-Malibu Unified |
|----------|-----------------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 23rd, 2025 |
| Days on Market  | 3                  |
| Zoning          | SMR2*              |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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