

# \$798,000 - 6400 Crescent Parkway # 206, Playa Vista

MLS® #25622377

**\$798,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 1 Acres

N/A, Playa Vista,

Welcome to this beautifully refreshed, courtyard-facing residence in the sought-after Waterstone community of Playa Vista. Thoughtfully updated and warmly inviting, this 2-bedroom, 1-bathroom home features an open floor plan that creates a comfortable flow from the living and dining area to the adjacent kitchen, an easy layout for both entertaining and everyday routines. The generous balcony off the living space extends the home's living area, offering a serene outdoor space to ease into the morning with coffee or relax into the evening with a glass of wine. Upgrades include brand-new vinyl plank flooring, fresh paint throughout, statement lighting, and a newly updated bathroom, bringing a modern, cohesive feel to the home. Both bedrooms are well-sized, with the private main suite featuring an upgraded en-suite bath and abundant closet space with built-ins. Additional conveniences include in-unit laundry, central HVAC, and two assigned parking spaces with easy EV charger access. Waterstone residents also enjoy access to a reservable community room with a kitchenette and a secure package room. Living in Playa Vista means having world-class amenities right at your fingertips. The Centerpointe Club offers a state-of-the-art fitness center, Olympic-sized pool, spa, business center, conference rooms, and private screening room. Residents also have access to The Resort which offers a contemporary gym and a beautifully designed pool. Just moments away, Runway at Playa



Vista blends together convenience and a close-knit community vibe, offering a unique lifestyle where everything you need feels both effortless and enriching. Cinemark movie theater, Whole Foods, a weekly Saturday farmers market, 29 parks and outdoor spaces, rentable lawns for gatherings, meetups and mom groups, the local library, healthcare centers, and an expansive mix of dining, shopping, and year-round community events (including concerts). Buyer to pay Playa Vista Community Enhancement Fee (3/4 of 1%).

Phase 1 of Playa Vista is a Mello-Roos community. Buyers are advised to independently verify the amount and length of bond and the accuracy of all information, including square footage, HOA fees, special assessments through appropriate professionals and inspectors. Broker/Agent does not guarantee the accuracy of any information provided by the seller or from public records.

Built in 2005

## Essential Information

MLS® #	25622377
Price	\$798,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.65
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Tiffany Chin
Listing Office	Keller Williams Larchmont

## Community Information

Address	6400 Crescent Parkway # 206
Area	C39 - Playa Vista
Subdivision	N/A
City	Playa Vista
County	Los Angeles
Zip Code	90094

## Amenities

Amenities	Clubhouse, Controlled Access, Maintenance Grounds, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Security, Cable TV, Tennis Court(s), Trash, Water
Parking Spaces	2
Parking	Assigned, Guest, Gated, Community Structure, Controlled Entrance, Covered, Underground
Garages	Assigned, Guest, Gated, Community Structure, Controlled Entrance, Covered, Underground
View	Courtyard
Has Pool	Yes
Pool	Association
Security	Key Card Entry, 24 Hour Security

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), Balcony
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	4
Stories	One

## Additional Information

Date Listed	December 10th, 2025
Days on Market	12
Zoning	LAC2(PV)
Short Sale	N
RE / Bank Owned	N

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