

\$655,000 - 8635 Falmouth Avenue # 301, Playa Del Rey

MLS® #NP24176732

\$655,000

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0 Acres

N/A, Playa Del Rey,

HUGE Price Improvement! Just Minutes from the Ocean! Exceptional Value in Playa Del Rey

Located in one of the best-valued properties in Playa Del Rey, this top-floor corner unit offers privacy, comfort, and an unbeatable location. With some of the lowest HOA dues in the area, this home is an incredible find.

Featuring;

Top-Floor "Penthouse" Corner Unit â€“ Enjoy the luxury of only one shared wall for added privacy.

Efficient Floor Plan â€“ This single-level home is perfect for easy living with a spacious, open layout ideal for entertaining.

Ocean Breezes â€“ A serene balcony with treetop and mountain views provides a relaxing retreat, complemented by delightful ocean breezes.

Kitchen â€“ The kitchen is flooded with natural light and ample counter space, and a large pantry. Plus, enjoy convenient bar seating for casual dining.

Generous Bedroom Suite â€“ The spacious bedroom offers abundant closet space, plus an ensuite bathroom with a skylight for added brightness.

2 Reserved Parking Spaces â€“ Located in the gated basement garage, spaces 56 and 57 provide secure parking.

Community Amenities â€“ Enjoy access to a pool, fitness center, and a welcoming lobby. The building offers elevator service, secured entry with a callbox, and a well-maintained



landscape.

Low HOA Dues â€“ Covers water, sewer, trash, landscaping, building maintenance, and insurance, making this home both affordable and low-maintenance.

Prime Location

This property is ideally located near supermarkets, popular restaurants, shopping destinations, LAX, freeway connections and the upcoming Lulu's Place development. Of course, you're just moments away from the beach with plenty of walking trails to explore along the coastline.

Built in 1971

Essential Information

MLS® #	NP24176732
Price	\$655,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.41
Year Built	1971
Type	Residential
Sub-Type	Condominium
Style	Colonial
Status	Closed
Listing Agent	Ernie Caponera
Listing Office	Newport Properties

Community Information

Address	8635 Falmouth Avenue # 301
Area	C31 - Playa Del Rey
Subdivision	N/A
City	Playa Del Rey
County	Los Angeles
Zip Code	90293

Amenities

Amenities	Controlled Access, Fitness Center, Maintenance Front Yard, Pet Restrictions, Pool, Security, Trash, Water
Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Community Structure, Controlled Entrance, Covered, Driveway, Garage, Gated, One Space, Tandem
# of Garages	2
Garages	Assigned, Community Structure, Controlled Entrance, Covered, Driveway, Garage, Gated, One Space, Tandem
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Security Gate, Smoke Detector(s)

Exterior

Exterior	Frame, Stucco
Lot Description	Corner Lot
Windows	Double Pane Windows
Construction	Frame, Stucco

Interior

Interior	Carpet
Interior Features	Balcony, Bedroom on Main Level, Galley Kitchen, Main Level Primary, Storage
Appliances	Dishwasher
Heating	Radiant
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 25th, 2024
Days on Market	224
Zoning	LAR3

Short Sale N

RE / Bank Owned N

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