

\$769,000 - 4040 Grand View Boulevard # 35, Los Angeles

MLS® #OC25059838

\$769,000

2 Bedroom, 2.00 Bathroom, 841 sqft
Residential on 3 Acres

N/A, Los Angeles,

Step into this beautifully renovated home, where modern upgrades meet comfort and convenience in one of Mar Vista's most desirable locations. Thoughtfully redesigned with no expense spared, this residence boasts brand-new appliances, upgraded utilities, and stylish fixtures throughout.

The open-concept main level is perfect for both entertaining and everyday living, featuring a spacious living area that flows seamlessly into the dining space and kitchen. A remodeled primary bathroom offers a spa-like retreat, complete with high-end finishes, while the additional half-bath on the main level adds extra convenience.

Enjoy the luxury of a private patio, ideal for alfresco dining, morning coffee, or relaxing evenings with friends. In-unit laundry, covered parking, and additional gated community parking provide effortless convenience, while included utilities such as water, trash, and landscaping make for easy living.

Beyond your doorstep, the neighborhood is about to get even better! A brand-new retail and dining destination is set to open at Washington Blvd & Centinela Ave in Summer/Fall 2025. This exciting development will bring nearly 13,000 square feet of top-tier restaurants and boutique food retailers, complemented by 9,600 square feet of beautifully designed outdoor dining and plaza



space.

Designed with walkability in mind, this vibrant hub will offer everything from cozy coffee shops and gourmet eateries to lively community events and weekend brunch spots—all just a short stroll from home. Whether you're looking to grab a quick bite, explore new flavors, or meet up with friends in a welcoming plaza setting, this new development will add incredible value to the area.

With this dynamic new addition to the neighborhood, owning a home here means more than just a place to live—it's an investment in an exciting, evolving community. Whether you're a first-time buyer or looking for a long-term residence in a prime location, this beautifully upgraded home in Mar Vista is a rare opportunity.

Don't miss your chance to be part of this thriving neighborhood—schedule a showing today!

Built in 1961

Essential Information

MLS® #	OC25059838
Price	\$769,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	841
Acres	2.86
Year Built	1961
Type	Residential
Sub-Type	Townhouse
Status	Closed

Listing Agent	Neville Anklesaria
Listing Office	The Surrealty Group

Community Information

Address	4040 Grand View Boulevard # 35
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Amenities	Picnic Area, Pool, Spa/Hot Tub, Storage, Trash, Water
Utilities	Sewer Connected
Parking Spaces	1
Parking	Assigned
# of Garages	1
Garages	Assigned
View	None
Has Pool	Yes
Pool	Association
Security	Gated Community

Interior

Interior Features	Beamed Ceilings, All Bedrooms Up, Quartz Counters
Appliances	Dishwasher, Gas Oven, Refrigerator, Dryer, Washer, Convection Oven, Disposal, Freezer, Gas Cooktop, Range Hood, Self Cleaning Oven, Water Heater, Water Purifier
Heating	Electric
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 28th, 2025
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Days on Market	58
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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