

# **\$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 Vistaâ€™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

## Additional Information

Date Listed February 28th, 2025

Days on Market	58
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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