

# **\$2,995 - 8500 Falmouth Avenue # 3106, Playa Del Rey**

MLS® #PW25095021

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## **\$2,995**

1 Bedroom, 1.00 Bathroom, 744 sqft  
Residential Lease on 2 Acres

N/A, Playa Del Rey,

This spacious home features two parking spaces, in-unit laundry, pet-friendly accommodations, ample closet space, a private balcony, and more. Enjoy the ultimate beach lifestyle without ever leaving home. Welcome to Beachport Village, a desired, gated community in the heart of Playa del Rey, where everyday living feels like a vacation. This beautiful one-bedroom, one-bath condo offers thoughtful upgrades and unique features rarely found elsewhere in the complex. With most utilities included, a full suite of appliances (including a TV and microwave), two-car tandem parking, a private storage shed, and keyless entry to both the unit and the building, convenience is built in. You'll also enjoy easy access to resort-style amenities, all at no extra cost. Here are the details: Step inside and enjoy bamboo hardwood flooring, custom-installed plantation shutters, energy star qualified central air and heat pump. The spacious living room, featuring a cozy fireplace, opens to a private balcony that offers peaceful views of lush landscaping and the tennis courts. The kitchen is equipped with ALL the stainless-steel appliances, plenty of cabinets, sleek white quartz countertops, a breakfast bar, and a custom tile backsplash. The master suite features two generous closets and a serene window view of the trees, while the bathroom includes a separate vanity area and an additional storage closet. A private laundry area with a stackable washer and dryer is also included. This unit comes



with two tandem parking spaces and a private storage shed. It's ideally located just steps from the pool, clubhouse, tennis courts, elevators, and guest parking. Included in your lease are a complimentary cable, water bill, internet, and keyless system. You'll also enjoy the convenience of keyless entry and smart building access through the ButterflyMX mobile app, which allows for video calling, delivery PINs, and remote entry, all from your phone. Proximity To Loyola Marymount University, Silicon Beach, Dockweiler State Beach, Santa Monica and more.

Built in 1986

### **Essential Information**

MLS® #	PW25095021
Price	\$2,995
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	2.46
Year Built	1986
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Carmenza Adams
Listing Office	One Premier Homes Inc.

### **Community Information**

Address	8500 Falmouth Avenue # 3106
Area	C31 - Playa Del Rey
Subdivision	N/A
City	Playa Del Rey
County	Los Angeles
Zip Code	90293

### **Amenities**

Amenities	Clubhouse, Pool, Tennis Court(s)
Utilities	Association Dues, Cable TV, Gardener, Pool, See Remarks, Sewer, Trash Collection, Water, Cable Available, Water Available
Parking Spaces	2
Parking	Assigned, Covered, Tandem
Garages	Assigned, Covered, Tandem
View	Bluff, Trees/Woods
Has Pool	Yes
Pool	Association, Community
Security	Gated Community

## Exterior

Lot Description	Close to Clubhouse, Landscaped, Near Public Transit
Windows	Double Pane Windows, Shutters

## Interior

Interior	Bamboo, Laminate
Interior Features	Balcony, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Elevator, Main Level Primary, Quartz Counters, Recessed Lighting, Storage, Tandem
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, ENERGY STAR Qualified Equipment, Heat Pump
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 30th, 2025
Days on Market	45
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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