

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

MLS® #PW25095021

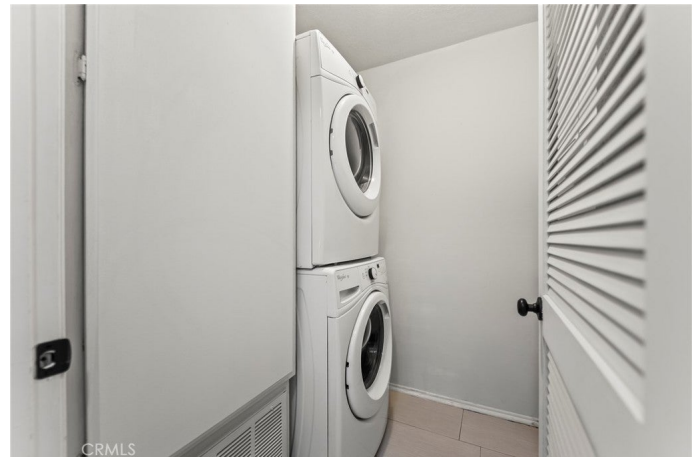
\$2,995

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

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|-------------|-----------------------------|
| 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

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|-------------------|--|
| 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

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| District | Los Angeles Unified |
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Additional Information

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

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