

\$995,000 - 4194 Higuera Street, Culver City

MLS® #SB25005252

\$995,000

2 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 1 Acres

N/A, Culver City,

Welcome to 4194 Higuera Street. First time on the market since it was built in 1984! Located in one of the hottest neighborhoods by Platform, Culver Steps, Amazon and Sony Studios and the Metro Expo Line. Features 2 spacious bedrooms, 2.5 Bathrooms, 1272SF with an extra bonus room with closet on the main level which can be used as third bedroom, den, home office or workout room! The living room has a gas fireplace and the dining room has a ceiling fan and both rooms provide direct access to a private secluded rear concrete patio area with lemon and tangerine and avocado tree perfect for outdoor entertaining. The kitchen has tile countertops, wooden oak cabinets and includes refrigerator, gas range/stove, dishwasher and microwave. Both bedrooms are located upstairs, including a large master suite with a walk in closet and ceiling fan and attached bathroom with walk in shower stall and a storage cabinet. Guests will enjoy the full hallway bathroom and there is plenty of storage in the built in line closet. You'll enjoy parking your vehicle in the spacious direct access 2-car garage with plenty of built in storage and workshop bench, plus an additional dedicated parking space and guest parking space in front of this unit. Features forced air gas furnace and central air conditioning and comes with the full size washer and dryer in the garage. Located in a small 13 unit private and gated community with a gated HOA swimming pool for personal use



and a private community garden area for growing your own vegetables. Walking distance to Culver City's award-winning public schools, Hayden Tract, Ivy Station and Downtown Culver City with easy I-405 and I-10 freeway access to Downtown Los Angeles. Sold "AS IS" in it's current condition and is a great opportunity to own and you can update and remodel this beautiful townhome to your own taste!

Built in 1984

Essential Information

MLS® #	SB25005252
Price	\$995,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	1.18
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Style	Contemporary, Spanish
Status	Closed
Listing Agent	Sam Xavier
Listing Office	Compass

Community Information

Address	4194 Higuera Street
Area	C28 - Culver City
Subdivision	N/A
City	Culver City
County	Los Angeles
Zip Code	90232

Amenities

Amenities	Call for Rules, Controlled Access, Maintenance Grounds, Management, Pool, Pet Restrictions, Pets Allowed, Trash
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	3
Parking	Assigned, Concrete, Covered, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Guest, Gated, On Site, One Space, Side By Side, Workshop in Garage, Driveway Level, Electric Gate, Private, Shared Driveway, Storage
# of Garages	2
Garages	Assigned, Concrete, Covered, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Guest, Gated, On Site, One Space, Side By Side, Workshop in Garage, Driveway Level, Electric Gate, Private, Shared Driveway, Storage
View	Neighborhood
Has Pool	Yes
Pool	Community, Fenced, In Ground, Association
Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Garden, Lot Over 40000 Sqft, Landscaped, Near Park, Rectangular Lot, Street Level, Yard, Corner Lot, Near Public Transit, Walkstreet
Windows	Blinds, Screens
Roof	Spanish Tile
Construction	Stucco
Foundation	Concrete Perimeter, Slab

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Unfurnished, Primary Suite, Walk-In Closet(s), Workshop, Ceramic Counters, Dressing Area, Storage, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Dryer, Washer, Free-Standing Range
Heating	Central, Forced Air, Natural Gas

Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room, Masonry
# of Stories	2
Stories	Two

School Information

District	Culver City Unified
Middle	Culver City
High	Culver City

Additional Information

Date Listed	January 8th, 2025
Days on Market	9
Zoning	CCR2
Short Sale	N
RE / Bank Owned	N

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