

# \$2,895,000 - 13001 Warren Avenue, Los Angeles

MLS® #SB25017568

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## \$2,895,000

4 Bedroom, 3.00 Bathroom, 3,108 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Nestled in one of Mar Vista's most desirable neighborhoods, this expansive 4-bedroom, 3-bathroom home offers 3,108 square feet of living space on a 6,052-square-foot lot. Built in 1992, the home boasts a highly sought-after layout featuring a ground-floor bedroom and bathroom – ideal for guests, multi-generational living, or as a private retreat. With spacious bedrooms, soaring high-beamed ceilings, and a great floor plan, this property presents an incredible opportunity to remodel and transform into your dream home. The generous bonus room, with its cathedral-like ceiling, offers the potential for a kids' playroom, teen hangout, or anything your imagination can dream up. Upstairs, enjoy breathtaking views of the Pacific Ocean, Palos Verdes, and stunning city lights from your private patio – one of the highest vantage points in the area. Whether relaxing or entertaining, you'll be captivated by the vistas that stretch across the city. Easily accessible to charming coffee shops, grocery stores, parks, museums, and childcare facilities, this home offers both convenience and a sense of community. With Loyola Marymount University visible from the top floor and proximity to UCLA, this neighborhood is known for its laid-back beach vibe, artistic culture, and diverse global cuisine.

Don't miss out on this rare opportunity to create a custom living space in one of Mar Vista's most coveted areas.



Built in 1992

## Essential Information

MLS® #	SB25017568
Price	\$2,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,108
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Dawn Wilcox
Listing Office	Vista Sotheby's International Realty

## Community Information

Address	13001 Warren Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	City Lights, Ocean, Peek-A-Boo
Pool	None

## Exterior

Exterior	Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinkler System
Roof	Spanish Tile
Construction	Copper Plumbing

## Interior

Interior Features	Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, In-Law Floorplan, Bedroom on Main Level, Walk-In Closet(s)
Appliances	SixBurnerStove, Double Oven, Ice Maker, Microwave, Water Softener, Tankless Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 22nd, 2025
Days on Market	45
Zoning	Lari
Short Sale	N
RE / Bank Owned	N

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