

# \$719,900 - 3970 Sepulveda Blvd # 103, Torrance

MLS® #SB25061218

**\$719,900**

2 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 1 Acres

N/A, Torrance,

Welcome to Courtyard Villa Estates, a premier 55+ community known for its spacious design and lasting appeal. This beautifully maintained first-floor northwest end unit—“one of the very first to sell in the community back in 2007”—has been thoughtfully cared for by its original owner.

Positioned in a prime location within the complex, unit highlights thoughtful universal design features, including step-free access, wide doors and hallways, ramped pathways, and elevator service to the secure subterranean parking. It’s the ideal blend of functionality and style for those looking to downsize without compromise.

From the moment you enter, you’re greeted with bamboo flooring that seamlessly transitions into a generously sized living room on the left and a spacious dining area and open kitchen to the right. The kitchen features granite countertops, a large island with seating—“perfect for entertaining”—and ample cabinetry for all your storage needs (refrigerator is included in the sale).

Down the hall, you’ll find a well-appointed guest bathroom with elegant stone flooring and a tub/shower combo. The second bedroom offers plush carpet and generous closet space, making it ideal for guests or a home office. You will find a generously sized laundry closet located off the main hallway, complete with space for side-by-side washer and dryer units—“both of which are included in the sale for added convenience. Just beyond



the laundry area, you'll find a floor-to-ceiling linen closet—an ideal solution for anyone in need of extra storage space. The primary suite easily accommodates a king-sized bed and nightstands, with a large step-in closet featuring built-in storage. The en-suite bath includes a walk-in shower with a bench, a separate soaking tub, and refined stone finishes. One of the highlights of this ground-floor unit is the private patio that wraps around both bedrooms—perfect for enjoying your morning coffee or evening breeze.

Community amenities include: the social room complete with a billiard and card table, community kitchen, a bright and airy gym with neighborhood views, trash chutes, earthquake insurance, secure building access, and underground parking. All-electric appliances offer ease of maintenance and added peace of mind when it comes to safety.

Ideally situated near shopping, dining, and transit, this home offers a rare chance to own in a community that has been highly sought-after since its inception—combining convenience, charm, and lasting appeal.

Built in 2007

## Essential Information

MLS® #	SB25061218
Price	\$719,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.83
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Stephanie Hart

Listing Office Forecast Realty Inc.

## Community Information

Address 3970 Sepulveda Blvd # 103  
Area 129 - South Torrance  
Subdivision N/A  
City Torrance  
County Los Angeles  
Zip Code 90505

## Amenities

Amenities Clubhouse, Maintenance Grounds, Management, Billiard Room, Controlled Access, Game Room, Insurance, Pet Restrictions, Recreation Room, Trash, Water  
Utilities Electricity Connected, Sewer Connected, Water Connected, Cable Available, Phone Available  
Parking Spaces 2  
Parking Assigned, Community Structure, One Space, Underground  
# of Garages 2  
Garages Assigned, Community Structure, One Space, Underground  
View None  
Pool None  
Security Gated Community, Smoke Detector(s)

## Exterior

Exterior Stucco  
Exterior Features Lighting  
Lot Description Rectangular Lot  
Windows Double Pane Windows  
Roof Flat  
Construction Stucco

## Interior

Interior Carpet, Tile, Bamboo  
Interior Features Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, See Remarks  
Appliances Disposal, Dryer, Washer, Electric Range  
Heating See Remarks  
Cooling Central Air

Fireplaces	None
# of Stories	4
Stories	One

## School Information

District	Torrance Unified
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## Additional Information

Date Listed	February 18th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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