

# \$1,600,000 - 12125 Herbert Street, Los Angeles

MLS® #SR25036233

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## \$1,600,000

3 Bedroom, 2.00 Bathroom, 1,718 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Discover this rare, storybook home offering complete privacy! Step through a meticulously maintained front yard into a charming 2-BEDROOM MAIN HOUSE featuring one remodeled bathroom. Original details shine with newly refinished hardwood floors, a bright white kitchen, and a cozy dinette area. The cottage-like curb appeal is enhanced by a mature shade tree, while the home's proximity to the ocean invites afternoon breezes. The private backyard is an ideal retreat -- unwind beneath the covered patio, soak in the above-ground Jacuzzi under the pergola, or catch a game on the outdoor TV. An outdoor shower adds a touch of luxury. Designed for intimate evenings or lively gatherings, this yard offers endless possibilities. \*\*A DETACHED potential ADU\*\* has been modernized with 804 sq.ft. of open-floorplan featuring ANOTHER 1+1! The French door entrance leads to a spacious California great room, complete with a state-of-the-art kitchen featuring quartz countertops, stainless steel appliances, a range, separate laundry hookups, and a tankless water heater. The full bedroom boasts a large walk-in closet, while the modern bathroom adds both style and convenience. Whether used as guest quarters, an office, a studio, or a gym, this space offers incredible flexibility. Another set of French doors opens to a SECOND PRIVATE YARD, perfect for the outdoor horticulturalist. A covered patio with skylights provides natural lighting, while a charming brick veranda invites



you to relax with a glass of wine. **\*\*THERE'S MORE\*\*** For those needing extra storage or parking, the oversize driveway includes a cleanout and electrical hookups, making it ideal for an RV, boat, or any outdoor enthusiast toy! Two large storage sheds offer ample space, and another gated side yard is perfect for pets. A private back alley enhances security and exclusivity. Situated in a vibrant neighborhood, this is within walking distance to cafe's, bars, bakeries, & a variety of dining options, from Michelin-starred restaurants to local farm-to-table favorites. Nearby yoga & fitness studios, and the beloved Mar Vista Sunday Farmers Market add to the community appeal. This one-of-a-kind property is perfect for entertainers, gardeners, or anyone seeking optional added space & a dynamic Westside lifestyle. More than just a home -- it's a way of life!

Built in 1948

### **Essential Information**

MLS® #	SR25036233
Price	\$1,600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,718
Acres	0.11
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Lauren Centeno-lensch
Listing Office	Pinnacle Estate Properties, Inc.

### **Community Information**

Address 12125 Herbert Street

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

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
View	None
Pool	None

### **Exterior**

Lot Description	Street Level
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### **Interior**

Interior	Tile, Vinyl, Wood
Interior Features	Eat-in Kitchen, Open Floorplan, Breakfast Area
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer, Gas Range, Water Heater
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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