

\$1,149,888 - 13200 Pacific Promenade # 140, Playa Vista

MLS® #TR25018032

\$1,149,888

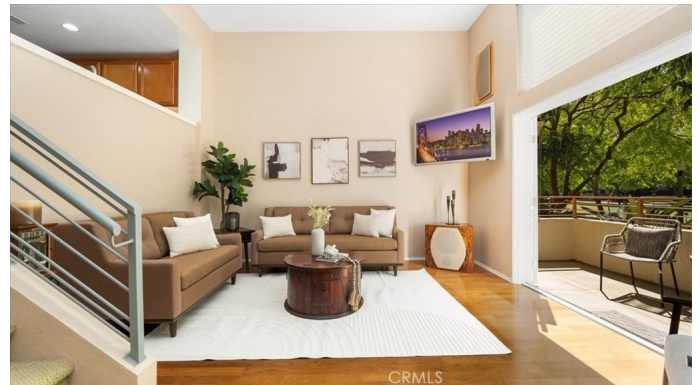
2 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 2 Acres

N/A, Playa Vista,

Welcome to a rare gem in Playa Vista, where convenience meets comfort in this west-facing, park-front walk-up townhome with direct street entry. This beautifully designed ground-floor, two-bedroom, two-bath home offers privacy, tranquility, and seamless access to the lush green spaces right outside your door.

Spanning 1295 sqft, this residence is bathed in natural light, featuring soaring double-story windows, high ceilings, and an open, airy layout. Elegant hardwood floors flow throughout, creating a warm and inviting atmosphere. Thoughtfully designed for both functionality and charm, this home is a true retreat. Enjoy expansive private patios in both the front and back—perfect for morning coffee, outdoor dining, or unwinding with picturesque park views. The attached two-car garage and spacious storage space provide exceptional convenience, while the HOA also offers a gym and EV charging stations. A built-in speaker system in both the living room and primary bedroom enhances the home's™s ambiance, making it perfect for entertainment and relaxation. Located in the highly sought-after Playa Vista community, you're™ just steps from parks, shopping, dining, and entertainment, with easy access to LAX, Marina Del Rey, Santa Monica, Venice Beach, and more. Plus, HOA benefits include water, gas, cable, high-speed internet, and access to The Resort & Centerpoint Club. Don't™ miss this incredible opportunity to own a home in one of Playa Vista's™ most



desirable locations!

Built in 2003

Essential Information

MLS® #	TR25018032
Price	\$1,149,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,295
Acres	1.57
Year Built	2003
Type	Residential
Sub-Type	Condominium
Style	Patio Home
Status	Closed
Listing Agent	Melissa Estuar
Listing Office	McLeod & Associates

Community Information

Address	13200 Pacific Promenade # 140
Area	C39 - Playa Vista
Subdivision	N/A
City	Playa Vista
County	Los Angeles
Zip Code	90094

Amenities

Amenities	Controlled Access, Maintenance Grounds, Management, Barbecue, Pool, Security, Call for Rules, Clubhouse, Dog Park, Fire Pit, Fitness Center, Gas, Insurance, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Recreation Room, Spa/Hot Tub, Sport Court
Utilities	Cable Available, Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Garage Door Opener, Covered, Private, See Remarks

# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Door Opener, Covered, Private, See Remarks
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Security System, Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Security Gate, 24 Hour Security

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior	Wood
Interior Features	Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Balcony, High Ceilings, Open Floorplan, Storage, Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	4
Stories	Multi/Split

School Information

District	Los Angeles Unified
High	Buyer to Verify

Additional Information

Date Listed	March 14th, 2025
Days on Market	13
Zoning	LAC2(PV)
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 2:21pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.