

Charles Pence

Pence Hathorn Silver

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615 25TH ST
SANTA MONICA, CA 90402

5
Beds

Baths 7.00
(4F 1T 2H 0Q)

7,326/PL
Sqft

Single Family
LP \$8,995,000



Area	14 Santa Monica
Subdivision	
List Price Per Sqft	\$1,227.82
Lot Size	8,689/AS
HOA Fee 1 & 2	
MLS#	19-439382
APN	4278-002-021

OPEN HOUSE 03/03/2019 (1:00PM-5:00PM)
03/05/2019 (11:00AM-2:00PM)

Directions: North of Montana on 25th

Remarks: Stunning new construction! This transitional farm house has been built with no expense spared. Over 7,300 sqft on three perfectly proportioned levels. A huge electronic skylight is at the center of the home allowing tons of natural light. Wide-plank light hardwood floors, wainscoting, great art walls & perfectly designed built-ins all add to the charm. A gourmet white marble kitchen with the stainless Wolf appliances & lovely breakfast nook opens to a large family room! La Cantina doors bring the outside in & open to a generous entertaining patio with fireplace plus a large grassy lawn. Upstairs features 4 en-suite bedrooms with natural wood detailing & high-end bathrooms. The master suite enjoys vaulted ceilings, dual walk-in closets, fireplace, balcony & a luxurious bath with steam shower. Large lower level features a tiered home theater, gym with PaviGym floors, cedar sauna, wine cellar & tasting room, guest bedroom, a second full kitchen & family room. Franklin school district!

Agent Remarks: Neither Seller nor Broker/Agents guarantee the accuracy of the square footage, lot size, permits or other information concerning the conditions or features of the Property. Buyer is advised to independently verify the accuracy of all information through personal inspections and with the appropriate professionals.

Structure Info		Land/Lot Info		Contract Info		DOM 0
Year Built/Source	2018	Zoning	SMR1*	List Date	03-01-2019	
View	Tree Top	Land Type		List Price	\$8,995,000	
Stories	3	Land Lease Purchase		Orig List Price	\$8,995,000	
Guest House	N/A	Horse Property		Status Date	03-01-2019	
PUD	No	Lot Acreage		Change Date/Type	03-01-2019/New Listing	
Sewer		Special Zone		Sale Type	Standard	
Style	Traditional	Addl Parcel		CSO	2.5%	
				Listing Type	Exclusive Right	
				Disclosure	As Is	

Community/Development		Parking Details		Showing Info	
Tax Mello Roos		Parking Type	Attached, Driveway, Garage - 2 Car	Occupancy/Show	Appointment w/List. Office, Listing Agent Accompanies
Complex/Assoc Name		Total Spaces	4	Contact Name	
Assoc Amenities		Covered Spaces	2	Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	
Assoc Pet Rules		Garage Spaces		Lockbox Location	
Community Features		Carport Spaces		Lockbox Type	
Rental Restrictions				Gate Code	
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	3/Living Room, Master Bedroom, Patio	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Roofing	
Flooring	Hardwood, Mixed, Tile	Fence	
Equip/Apppl	Alarm System, Built-Ins, Dishwasher, Freezer, Garbage Disposal, Range/Oven, Refrigerator	Laundry	Room

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