

13031 Villosa PI #425
Playa Vista, CA 90094

2
Beds

Baths 2.50
(2F 0T 1H 0Q)

1,863 Sqft
Owner

Condo/Co-op
SP \$626,000



| | |
|-----------------|----------------|
| Area | 39 Playa Vista |
| Subdivision | |
| Sold Price/SqFt | \$336.02 |
| Lot Size | |
| HOA Fee 1 & 2 | \$602.08(N/A) |
| MLS# | 12-590749 |
| APN | 4211-031-069 |

Directions: East of Lincoln Blvd., West of Centinela Ave., North of Bluff Creek Dr., South of Jefferson Blvd.

Remarks: Luxurious in both quality and design, this townhome in the sought after Serenadecomplex is a special opportunity to own one of Playa Vista's best locations! The living space includes a gourmet kitchen with stainless appliances, granite counters and expansive breakfast bar; an airy loft that makes a perfect office or 3rd bedroom; an open plan living room with gas fireplace and dining area, all surrounded by large windows and sliding glass doors out to a roomy balcony. The elegant master suite with large spa-like bath, 2nd bedroom with ensuite full bath, and another half bath complete the layout of this exquisite home. Other notable details include stunning pecan hardwood floors, dual zone central heat/AC, high-speed internet/cable, DirecTV and great storage space. Near Concert Park and Bark Park, this 3-story, top floor, corner unit with no common walls is perfect for a buyer who seeks top quality, fine finishes and accessibility to all that Playa Vista and the Westside have to offer.

| Community/Development | |
|----------------------------|-----------------------------------------|
| Tax Mello Roos | |
| Complex/Assoc Name | Serenade |
| Pets Allowed/Rules | Yes/PetsPermitted |
| Highrise Amenities | |
| Assoc Amenities | Elevator, Exercise Room, Pool, Sun Deck |
| Assoc Fees Include | |
| Community Features | |
| Pending HO Asmt | |
| Rental Restrictions | |
| Short Term Rentals | |
| Short Term Rental Duration | |

| Structure Info | |
|-------------------|-------------------------------|
| Year Built/Source | 2006 |
| Stories | 3 |
| Building Type | Attached, Townhouse |
| Units in Complex | 86 |
| Unit Floor # | 4 |
| PUD | No |
| Security | Other |
| View | Tree Top |
| Style | Contemporary Mediterranean |

| Contract Info | | DOM 63 |
|---------------------|------------|--------|
| List Price | \$624,000 | |
| List Date | 03-29-2012 | |
| Orig List Price | \$624,000 | |
| Status Date | 05-31-2012 | |
| Sale Type | Standard | |
| Seller Concessions? | | |

| Land/Lot Info | |
|---------------------|-----------------|
| Zoning | LAC2(PV) |
| Land Type | |
| Land Lease Purchase | No |
| Special Zone | Property Report |
| Horse Property | |

| Parking Details | |
|------------------|--------------------------------------------------------|
| Parking Type | Attached, Community Garage, Subterranean, Tandem |
| Total Spaces | 2 |
| Covered Spaces | 2 |
| Uncovered Spaces | |
| Garage Spaces | 2 |
| Carport Spaces | 0 |

| Sale/Sold Info | |
|-----------------|------------|
| Contract Date | 04-09-2012 |
| Sold Date | 05-31-2012 |
| Sold Price | \$626,000 |
| Sold Price/SqFt | \$336.02 |
| Sale Terms | |
| SP/LP | 100.32% |

| Interior Features | |
|----------------------|------------------------------------------------------------------------------------------------------------------------|
| # Fireplaces/Details | 1/Gas, Living Room |
| Furnished | Unfurnished |
| AC/Cooling | Central |
| Heating | Central |
| Laundry | Inside, Other |
| Equip/Apppl | Alarm System, Built-Ins, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer |
| Flooring | Carpet, Hardwood, Stone, Tile |

| Exterior Features | |
|-------------------|-----------|
| Pool | Community |
| Spa | |
| Tennis/Courts | |
| Patio | |
| Roofing | |

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Joel Daniel Rangel CALDRE# 01827663