

# A remarkable top-floor designer-remodeled penthouse North of Montana



446 San Vicente Blvd #304, Santa Monica | \$1,099,000

1 bd | 1 ba | 956 sq ft | [446SanVicente.com](http://446SanVicente.com)

A remarkable top-floor designer-remodeled penthouse in one of Santa Monica's most sought-after neighborhoods, just moments from the beach, the Santa Monica Stairs, Montana Avenue shops, Palisades Park, and more. Fully remodeled and curated by the current owner for her own use, this exceptional residence reflects a level of detail and finish typically reserved only for multi-million-dollar homes. A formal entry leads to an open-concept floor plan with a sleek gourmet kitchen featuring custom cabinetry, top-of-the-line appliances including a chef's gas range and oven, built-in steam oven, microwave, and wine fridge, plus custom brass and glass shelving, a honed marble backsplash, and a granite waterfall island with breakfast bar and extra storage. The kitchen flows seamlessly into a built-in dining nook, spacious living room, and balcony made for lounging. The luxe, spa-like bathroom is richly finished with a floating oak vanity, double shower heads, jacuzzi tub, designer mosaic tile, and high-end fixtures and hardware. The oversized bedroom offers space for a king-sized bed, plus space for a home office, exercise, or sitting area. Additional upgrades include new windows with motorized shades, new lighting, new electrical panel, wide-plank Italian oak floors, custom oak interior doors and molding, air conditioning, and in-unit laundry. Larger than many two-bedroom units, this top floor, one-bedroom condo is flooded with natural light from multiple exposures. Set within a coveted and secure building, the property also enjoys lush landscaping, a panoramic rooftop deck, one secure parking space, and extra storage. HOA dues are \$690 per month and include water, sewer, trash and earthquake insurance. Nothing short of spectacular!



TREGGRUSTAD 310.623.8825

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**446 San Vicente Blvd #304**  
Santa Monica, CA 90402

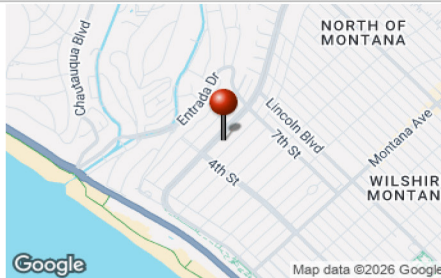
**1  
Beds**

**Baths 1.00  
(1F 0T 0H 0Q)**

**956 Sqft  
Assessor**

Condo/Co-op  
**LP \$1,099,000**

**Active**



<b>Area</b>	14 Santa Monica
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,149.58
<b>Lot Size</b>	15,543/Assessor
<b>HOA Fee 1 &amp; 2</b>	\$690.00(Monthly)
<b>MLS#</b>	26782621
<b>APN</b>	4293-004-145

**Directions:** South side of San Vicente Blvd. East of 4th St. West of 7th St

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Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	446 San Vicente
<b>Pets Allowed/Rules</b>	Yes/Assoc Pet Rules, Weight Limit
<b>Highrise Amenities</b>	Controlled Access, Sun Deck, Entrance Lobby
<b>Assoc Amenities</b>	Controlled Access, Extra Storage, Gated Parking, Assoc Maintains Landscape, Elevator, Sun Deck
<b>Assoc Fees Include</b>	Earthquake Insurance, Water and Sewer Paid, Trash Paid, Building and Grounds
<b>Community Features</b>	Community Mailbox
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	Yes
<b>Short Term Rentals</b>	No
<b>Short Term Rental Duration</b>	

Structure Info	
<b>Year Built/Source</b>	1962/Assessor
<b>Stories</b>	3
<b>Building Type</b>	Condominium, Attached
<b>Units in Complex</b>	22
<b>Unit Floor #</b>	3
<b>PUD</b>	No
<b>Security</b>	Community, Gated
<b>View</b>	No
<b>Style</b>	Contemporary

Contract Info	
<b>List Price</b>	\$1,099,000
<b>List Date</b>	04-23-2026
<b>Orig List Price</b>	\$1,099,000
<b>Status Date</b>	04-23-2026
<b>Change Date/Type</b>	04-23-2026/New Listing
<b>Sale Type</b>	Standard
<b>Seller Concessions?</b>	Maybe
<b>Co-Ownership</b>	No

Land/Lot Info	
<b>Zoning</b>	SMR2*
<b>Land Type</b>	
<b>Land Lease Purchase</b>	No
<b>Special Zone</b>	Property Report
<b>Horse Property</b>	No

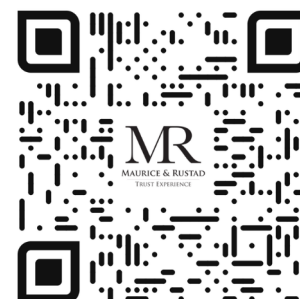
Parking Details	
<b>Parking Type</b>	Assigned, Community Garage, Gated
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	0
<b>Garage Spaces</b>	1
<b>Carport Spaces</b>	0

Interior Features	
<b># Fireplaces/Details</b>	None
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Central, Air Conditioning
<b>Heating</b>	Central
<b>Laundry</b>	In Unit, In Closet
<b>Equip/Apppl</b>	Range/Oven, Refrigerator, Washer, Garbage Disposal, Elevator, Dryer, Dishwasher, Built-Ins, Microwave, Hood Fan, Vented Exhaust Fan
<b>Flooring</b>	Hardwood

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Patio</b>	Balcony, Patio Open
<b>Roofing</b>	

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 © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

scan for more info



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