

# 3BD Sunset Park Townhome with Private, Direct Entry Garage



1212 Ocean Park Blvd #2, Sunset Park | \$1,649,000 | 1212OceanPark.com  
3 bd | 2.5 ba | 1,948 sq ft | HOA fee: \$741.30/month

Just moments to the best of Sunset Park, this spacious 3-bedroom, 2.5-bath townhome offers nearly 2,000 sq.ft. of living space, plus a private 2-car garage with direct entry, and a floorplan that lives like a single-family home. Inside, a formal entry opens to a warm and open living area with wood floors, recessed lighting, plantation shutters, and a gas fireplace. Just off the living room, a large, fully fenced patio with turf creates the perfect setting for outdoor dining or relaxed lounging. The oversized, fully remodeled kitchen features stone counters, stainless steel appliances, ample cabinet space, and a natural wood breakfast bar that flows into the dining area - ideal for entertaining or everyday meals. A powder room and large coat closet complete the main level, along with direct access to a private garage that includes built-in storage, laundry, and extra space for bikes or gear. Upstairs are three generously sized bedrooms, including a primary suite with three closets (including a walk-in), a private balcony, and an en-suite bath with dual sinks. Two guest bedrooms face the tree-lined street and share a hallway bath, also with double sinks. Additional highlights include central air and heat, excellent closet space and storage throughout, and guest parking in a renovated, 20-unit complex with a strong HOA, friendly, community-oriented neighbors, and HOA dues that include earthquake insurance. Just blocks to Bob's Market, parks, Will Rogers Elementary, gyms, and Sunset Park's best restaurants and cafes - plus only 11 blocks to the beach - this home blends scale, function, and location in one of Santa Monica's most desirable neighborhoods.



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[ListingSunsetPark.com](http://ListingSunsetPark.com)



1212 Ocean Park Blvd #2

Santa Monica, CA 90405

3

Beds

Baths 3.00

(2F 0T 1H 0Q)

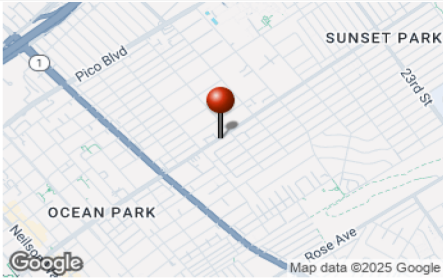

1,948 Sqft

Vendor Enhanced

Condo/Co-op

LP \$1,649,000

Active



Area

14 Santa Monica

Subdivision

List Price Per Sqft

\$846.51

Lot Size

26,937/Vendor Enhanced

HOA Fee 1 & 2

\$741.30(Monthly)

MLS#

25556277

APN

4285-002-032

**Directions:** Located in Sunset Park -- South of Pico Blvd, East of Lincoln Blvd, West of Euclid St

**Remarks:** Just moments to the best of Sunset Park, this spacious 3-bedroom, 2.5-bath townhome offers nearly 2,000 sq.ft. of living space, plus a private 2-car garage with direct entry, and a floorplan that lives like a single-family home. Inside, a formal entry opens to a warm and open living area with wood floors, recessed lighting, plantation shutters, and a gas fireplace. Just off the living room, a large, fully fenced patio with turf creates the perfect setting for outdoor dining or relaxed lounging. The oversized, fully remodeled kitchen features stone counters, stainless steel appliances, ample cabinet space, and a natural wood breakfast bar that flows into the dining area - ideal for entertaining or everyday meals. A powder room and large coat closet complete the main level, along with direct access to a private garage that includes built-in storage, laundry, and extra space for bikes or gear. Upstairs are three generously sized bedrooms, including a primary suite with three closets (including a walk-in), a private balcony, and an en-suite bath with dual sinks. Two guest bedrooms face the tree-lined street and share a hallway bath, also with double sinks. Additional highlights include central air and heat, excellent closet space and storage throughout, and guest parking in a renovated, 20-unit complex with a strong HOA, friendly, community-oriented neighbors, and HOA dues that include earthquake insurance. Just blocks to Bob's Market, parks, Will Rogers Elementary, gyms, and Sunset Park's best restaurants and cafes - plus only 11 blocks to the beach - this home blends scale, function, and location in one of Santa Monica's most desirable neighborhoods.

Community/Development		Structure Info		Contract Info		DOM 21
Tax Mello Roos	No	Year Built/Source	1996/Assessor	List Price	\$1,649,000	
Complex/Assoc Name	Ocean Park Terrace	Stories	2	List Date	06-26-2025	
Pets Allowed/Rules	Yes/Assoc Pet Rules, Pets Permitted	Building Type	Attached, Condominium, Townhouse	Orig List Price	\$1,719,000	
Highrise Amenities		Units in Complex	20	Status Date	06-26-2025	
Assoc Amenities	Gated Parking, Controlled Access, Guest Parking, Elevator, Assoc Maintains Landscape	Unit Floor #	1	Change Date/Type	07-16-2025/Price Change	
Assoc Fees Include	Sewer Paid, Trash Paid, Earthquake Insurance, Building and Grounds	PUD	No	Sale Type	Standard	
Community Features	Community Mailbox	Security	Gated, Card/Code Access, Community	Seller Concessions?	Maybe	
Pending HO Asmt	No	View	Tree Top	Co-Ownership	No	
Rental Restrictions	Yes	Style	Traditional			
Short Term Rentals	No					
Short Term Rental Duration						

Land/Lot Info		Parking Details	
Zoning	SMR3*	Parking Type	Parking for Guests, Private Garage, Community Garage, Controlled Entrance, Direct Entrance, Built-In Storage
Land Type		Total Spaces	2
Land Lease Purchase	No	Covered Spaces	2
Special Zone	Property Report	Uncovered Spaces	0
Horse Property	No	Garage Spaces	2
		Carport Spaces	0

Interior Features		Exterior Features	
# Fireplaces/Details	1/Living Room, Gas	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	Central	Tennis/Courts	None
Heating	Central	Patio	Balcony, Patio Open, Porch - Front
Laundry	Garage	Roofing	
Equip/Apppl	Hood Fan, Garbage Disposal, Dishwasher, Dryer, Washer, Refrigerator, Range/Oven		
Flooring	Tile, Engineered Hardwood		

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: Tregg Rustad CALDRE# 01349144

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