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LUXURY
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21220thStreet.com



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PROPERTY FACTS

- 5 Bedrooms
- 6 Bathrooms
- 4,000 SF Living Area
- 12,155 SF Lot
- Franklin School District



212 20th Street
Santa Monica, California



Incredibly special right from the curb, with its fine, authentic circa-1928 Spanish architecture and prime location in the heart of Santa Monica's Gillette's Regent Square, here is a very rare property, especially given its siting on a dramatically larger lot than is generally found in this pocket of town. With an extra-wide, approximately 82 total front feet to the combined parcels, 212 20th Street is an impressive property indeed.





Inside, the magical elements of this era of architecture are unspoiled, having been respected and lovingly cared for over nearly a century's time. The living room, with its tall ceilings, stenciled beams and handsome fireplace leads to the large, formal dining room featuring coffered ceilings and magnificent stained-glass windows. Adjacent is an enormous family room; also with coffered ceilings; it has plenty of room for a game table and for a large suite of couches and chairs to relax in by the cozy fireplace.



Upstairs there are four bedrooms including a very spacious primary suite with beautiful tree top views. There are three additional family bedrooms upstairs; one of them even has a tandem playroom attached to it. There's also an upstairs terrace patio taking in glorious views of the expansive backyard.

And the backyard is truly nothing short of spectacular. It has an expansive rolling lawn, vast space for lounging, sunning and alfresco dining, and plenty of room for a pool. There's also a giant hardscape area, perfect for a sports court. There's garage space for at least four cars and a wonderful upstairs guest apartment with its own bath.

All of this in the highly sought-after Franklin School District and in close proximity to picturesque San Vicente Boulevard, to the Brentwood Country Mart and to all of the popular shopping and dining along Montana Avenue.

