



# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com

1-888-381-5588 - corey@coreychambers.com

**200 N SAN FERNANDO RD #115**  
LOS ANGELES, CA 90031

**1 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,700/VN Sqft**

Condo/Co-op      **LP \$635,000** ↓      **Active**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$373.53
Lot Size	63,148/VN
HOA Fee 1 & 2	\$520.00(Monthly)
MLS#	19-485620
APN	5447-013-018

**Directions:** San Fernando Rd at Humboldt St

**Remarks:** 2-story 1,700 sq ft Alta Lofts live/work condominium with amazing industrial character, soaring high ceilings, stylish concrete pillar columns, wall of windows and natural light. Windowed warehouse-style roll-up door opens up to let in the air. West facing Elysian Park view. This awesome loft features polished concrete floors, modern kitchen and baths, granite counter tops, stainless steel appliances, large bathrooms with tile floor, granite counter and stainless steel sink, laundry washer and dryer in unit, central A/C and heat, large walk-in closet. Gated covered parking space. Gated guest parking. Pet friendly. Evening security guard patrol. Walk to shopping, restaurants, Metro, Elysian Park, Los Angeles River Bike Path, Frog Town Art Walk, Recreation Center Swimming Pool, Los Angeles State Historic Park. By Downtown, China Town and Elysian Park in Lincoln Heights near Brewery Lofts, Lacy Lofts, Telephone Company Lofts.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Alta Homeowners Association
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Card Room, Conference, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Rec Multipurpose Rm
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	1925
<b>Stories</b>	6
<b>Building Type</b>	Condominium, Low Rise, Loft
<b>Prop Subtype</b>	
<b>Units in Complex</b>	105
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Carbon Monoxide Detector(s), Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Gated Community with Guard, Guarded
<b>View</b>	City Lights, Walk Street
<b>Style</b>	Other
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 136
<b>List Date</b>	07-05-2019	
<b>List Price</b>	\$635,000	
<b>Orig List Price</b>	\$645,000	
<b>Status Date</b>	07-05-2019	
<b>Change Date/Type</b>	10-07-2019/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAUI(CA)
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Seismic Hazard
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

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

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central, Forced Air, Heat Pump
Equip/Apppl	Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Washer
Flooring	Cement
Rooms	Art Studio, Bonus, Breakfast Area, Converted Bedroom, Dance Studio, Den, Den/Office, Dining Area, Dressing Area, Entry, Library/Study, Living, Master Bedroom, Studio, Study/Office, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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 © 2019 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

200 N SAN FERNANDO RD #115  
LOS ANGELES, CA 90031

1  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

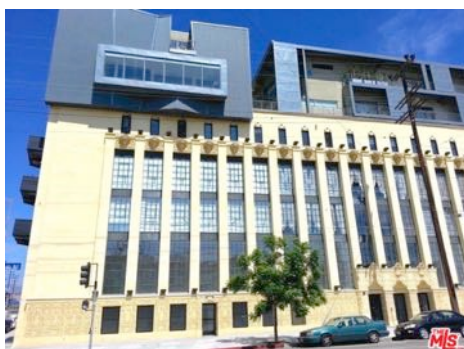
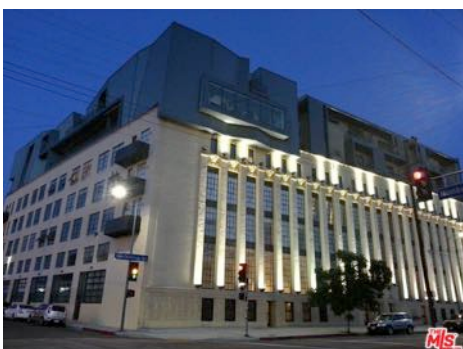
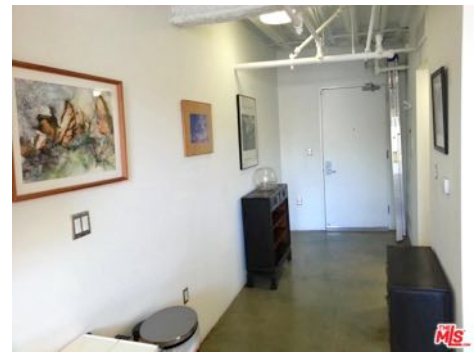
1,700/VN  
Sqft

Condo/Co-op  
LP \$635,000↓

Active







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# Your Home Sold GUARANTEED or I'll Buy It\*

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**360 W AVENUE 26 #435**  
LOS ANGELES, CA 90031

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,500/VN Sqft**

Condo/Co-op      **LP \$569,000**      **Active**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$379.33
Lot Size	69,592/VN
HOA Fee 1 & 2	\$485.00(Monthly)
MLS#	19-522378
APN	5205-012-163

**Directions:** South of 110 Fwy, Between N Figueroa St & Humboldt St, next to Cypress Park Metro Station.

**Remarks:** Amazing opportunity in Lincoln Heights! Step into this spacious, wonderful and unique top floor condo, with dramatic high vaulted ceilings and spaces loaded with natural light. 2BD plus a loft that's perfect as a den or 3rd BD. The large 1500 sf floor plan includes a LR with huge windows and stunning views of nightly sunsets, Dodger Stadium fireworks, and city lights in the distance. An inviting master suite features a huge designer bath and large closet. The bright and modern kitchen includes dark granite counters and stainless appliances. Sizeable laundry area and tons of storage throughout, including a bonus storage room upstairs. Two car subterranean parking and a secure building. Located inside the desirable Puerta Del Sol complex; community amenities include a gym, lounge with pool table, courtyard with a fountain and seating, and a private entrance to the Cypress Park Metro Station. Walk to North Broadway and very close to DTLA, Pasadena, Highland Park, and more. Don't miss it!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Puerta Del Sol
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Billiard Room, Clubhouse, Controlled Access, Elevator, Fitness Center, Gated Community, Gated Parking, Meeting Room, Rec Multipurpose Rm, Security
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006
Stories	4
Building Type	Condominium
Prop Subtype	
Units in Complex	168
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Community, Gated, Resident Manager, Smoke Detector
View	City Lights, Hills, Landmark, Mountains, Panoramic, Tree Top, Other
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 28
List Date	10-21-2019	
List Price	\$569,000	
Orig List Price	\$569,000	
Status Date	10-21-2019	
Change Date/Type	10-29-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAUV(CA)
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Subterr Tandem
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Garbage Disposal, Gas Dryer Hookup, Hood Fan, Microwave, Range/Oven
Flooring	Hardwood, Tile
Rooms	Den, Dining, Living, Loft, Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

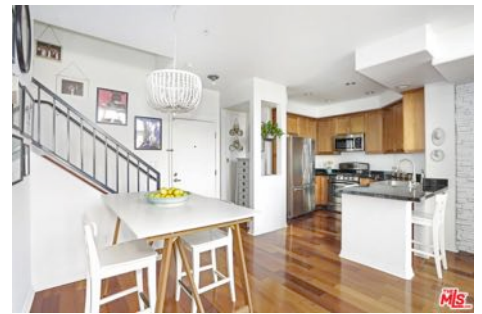
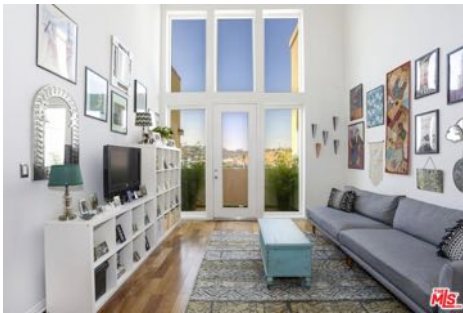
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Laundry Area

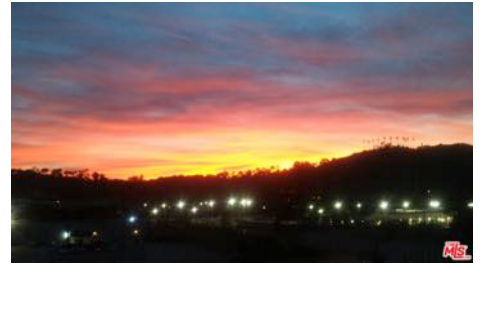
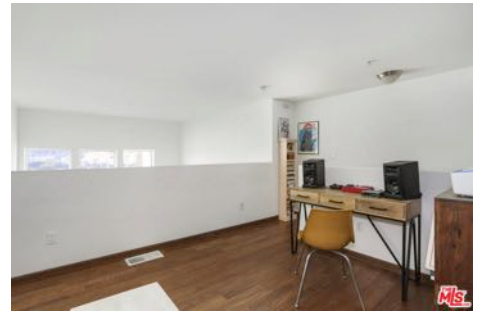
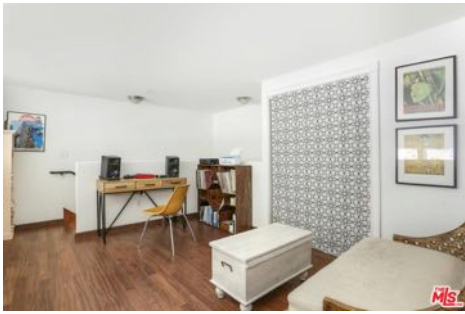
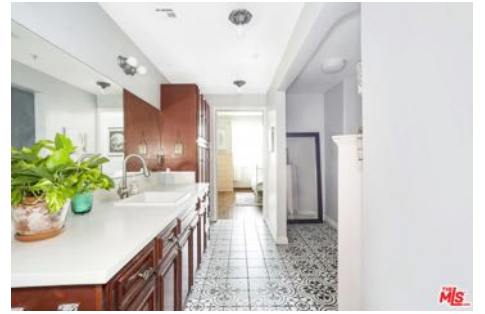
📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**3886 FREDONIA DR #A**  
LOS ANGELES, CA 90068

<b>2</b> Beds	<b>Baths 2.00</b> (1F 1T 0H 0Q)	<b>1,594/VN</b> Sqft
------------------	------------------------------------	-------------------------

Condo/Co-op  
**LP \$699,000** **Active**



Expected on Market	
Area	3 Sunset Strip - Hollywood Hills West
Subdivision	
List Price Per Sqft	\$438.52
Lot Size	41,193/VN
HOA Fee 1 & 2	\$630.00(Monthly)
MLS#	19-522264
APN	2425-003-045

**Directions:** From Ventura Blvd - go south on Lankershim, left on Kentucky, veer left onto Fredonia Dr. Skyline is on left. Park on right side of the street or drive past the entrance, turn left at the "NO OUTLET" sign and park at the end of this driveway in guest parking spots on the left. Walk back to entrance, call listing agent 424-343- 6041 to enter.

**Remarks:** Homes in this community do not come up for sale often - don't miss this rare opportunity to own in this well maintained, private, controlled access community designed by award winning architect Lorenzo Tedesco! Nestled among the trees in the Hollywood Hills with close proximity to trendy Studio City restaurants and shops, this almost 1600 sq ft, loft like 2 bed/2 bath condo is a CORNER UNIT and features an open floor plan, soaring ceilings, walls of windows that bring the outdoors in, an updated kitchen with marble flooring, gas range and stainless appliances. decorative fireplace, balcony, recessed lighting, plantation shutters, in-unit laundry, lots of storage and 2 side by side parking spaces in secure garage. Enjoy the resort like amenities - sparkling pool, jacuzzi, sun deck, sauna - surrounded by lush landscaping and mature trees. Ideally located with easy access to the 101, Mulholland Dr, the West Side and the LA Metro. Guest parking. HOA includes water and earthquake insurance.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Skyline
Pets Allowed/Rules	Yes/Call for Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Clubhouse, Elevator, Gated Community, Gated Parking, Greenbelt/Park, Guest Parking, Pool, Sauna, Spa
Assoc Fees Include	Building and Grounds, Clubhouse, Earthquake Insurance, Water Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	Unknown
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	Yes

Structure Info	
Year Built/Source	1981
Stories	2
Building Type	Condominium
Prop Subtype	Condominium
Units in Complex	24
Unit Floor #	1
Unit Location	
PUD	Yes
Balcony	Yes
Security	Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated, Smoke Detector
View	Green Belt, Tree Top, Trees/Woods
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 29
List Date		10-20-2019
List Price		\$699,000
Orig List Price		\$699,000
Status Date		10-20-2019
Change Date/Type		10-28-2019/Active
Sale Type		Standard
Avail for Lease		No
Lease Option		No
Possession		Close Of Escrow

Land/Lot Info	
Zoning	LARD1.5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	Greenbelt

Parking Details	
Parking Type	Assigned, Community Garage, Controlled Entrance, Door Opener, Garage Is Attached, Gated Underground, Parking for Guests, Parking for Guests - Onsite, Side By Side
Total Spaces	
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



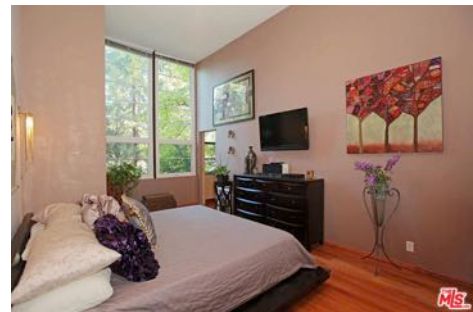
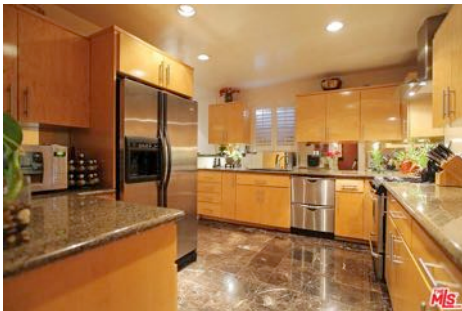
Interior Features	
# Fireplaces/Details	1/Decorative
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Forced Air
Equip/Appl	Built-Ins, Dishwasher, Dryer, Electric Dryer Hookup, Hood Fan, Intercom, Range/Oven, Washer, Water Line to Refrigerator
Flooring	Carpet, Ceramic Tile, Hardwood, Laminate, Marble, Slate
Rooms	Bar, Breakfast Bar, Dining, Entry, Formal Entry, Great Room, Living, Master Bedroom
Levels	Ground Level, Split Level
Interior Features	Common Walls, High Ceilings (9 Feet+), Living Room Balcony, Open Floor Plan, Recessed Lighting, Storage Space
Kitchen Features	Granite Counters, Remodeled
Bathroom Features	Double Vanity(s), Low Flow Toilet(s), Remodeled, Shower Over Tub, Shower Stall, Split Bath
Bedroom Features	Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	Built-In And Free Standing, Cooktop - Gas, Free Standing Gas, Oven, Range, Range Hood, Self Cleaning Oven
Disability Access	
Eating Areas	Breakfast Counter / Bar
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

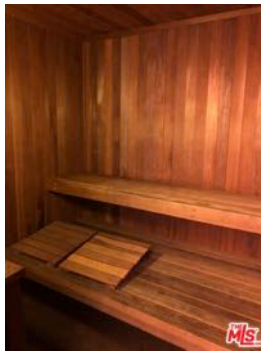
Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Foyer
Exterior Constr	
Foundation	
Other Struc Feat	Balcony, Double Door Entry, End Unit, High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet, In Unit, Inside

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**1130 S Flower ST #121**  
LOS ANGELES, CA 90015

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,420 Sqft**

Condo/Co-op  
**LP \$639,999**      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$450.70
Lot Size	44,570
HOA Fee 1 & 2	\$952.00(Monthly)
MLS#	WS19259633MR
APN	5138-014-041

**Directions:** Located on Flower Street, south of 11th Street, north of 12th Street, and east of Figueroa Street

**Remarks:** Exclusive ground floor live/work unit known as The Flower Street Lofts located in the heart of Downtown Los Angeles (South Park), within a short stroll to LA Live and surrounded by multiple major high end mixed-use development projects. It's industrial architectural characters are authenticated like no other in the area. 93 Walk Score and 100 Transit Score provide a truly car-free Downtown Loft living experience. 1,420 sf of open floor living space elevated by 20 foot ceiling. Contemporary kitchen with stainless appliances, stone counter top and breakfast counter. The unit boasts two bedrooms: One downstairs with custom cabinets and master suite upstairs with shutters and custom organizing system in closet. Washer and dryer located upstairs adjacent to a den. This building is Pet Friendly. HOA dues include two assigned parking spaces in parking structure (accessible by bridge on 4th floor), cable TV, internet service, trash, water and common area maintenance. Priced to SELL! Seller intends to perform 1031 exchange and Buyer shall cooperate with Buyer through this process.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Loft HOA
Pets Allowed/Rules	Call/Assoc Pet Rules, Call for Rules
Highrise Amenities	
Assoc Amenities	Controlled Access, Onsite Property Management
Assoc Fees Include	
Community Features	Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2003/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	91
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Gated
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 13
List Date	11-05-2019	
List Price	\$639,999	
Orig List Price	\$639,999	
Status Date	11-05-2019	
Change Date/Type	11-06-2019/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.020
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Inside, On Upper Level
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Suite
Common Walls	Attached
Cooking Appliances	Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Inside, On Upper Level

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1130 S Flower ST #121  
LOS ANGELES, CA 90015

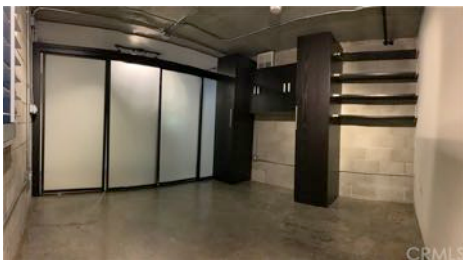
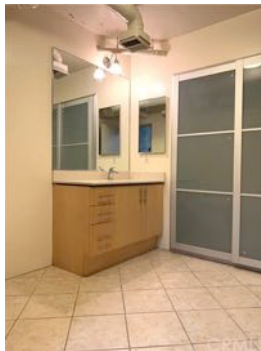
2  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

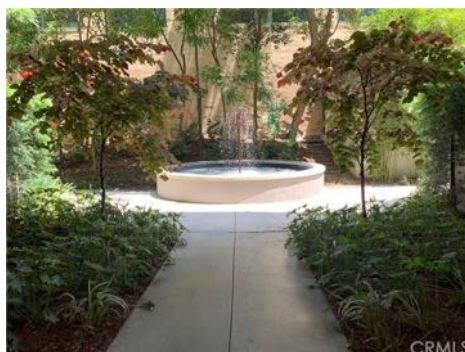
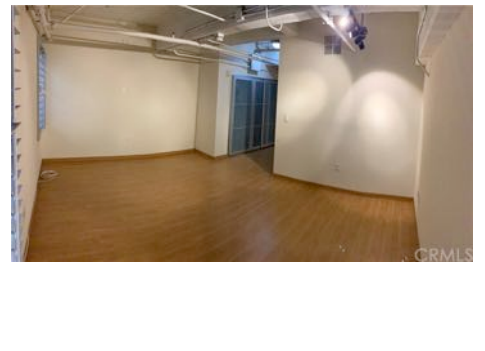
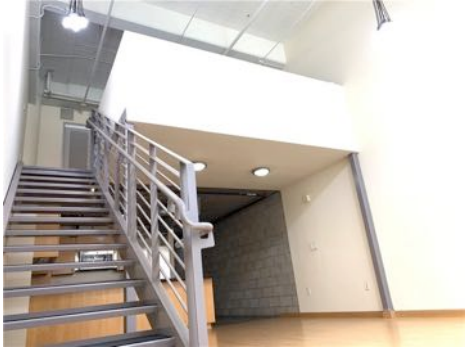
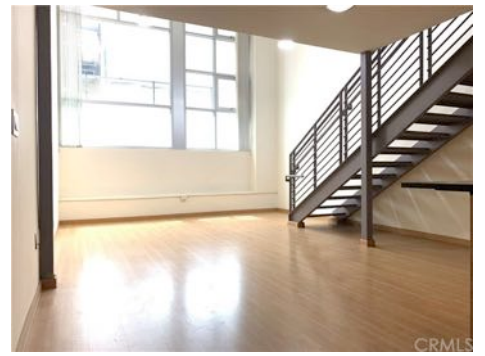
1,420  
Sqft

Condo/Co-op  
LP \$639,999

Active







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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**5019 MAPLEWOOD AVE #103**  
LOS ANGELES, CA 90004

**3 Beds**      **Baths 3.00 (2F 0T 1H 0Q)**      **2,218/AP Sqft**

Condo/Co-op      **LP \$1,050,000** ↓      **Active**



Expected on Market	
Area	18 Hancock Park-Wilshire
Subdivision	74229
List Price Per Sqft	\$473.40
Lot Size	7,801/AP
HOA Fee 1 & 2	\$345.00(Monthly)
MLS#	19-511506
APN	5522-013-011

**Directions:** Between Wilton and Western, Located on Maplewood Avenue

**Remarks:** 2019 NEW DEVELOPMENT - 5 NEW MODERN HOMES - WESTPARK TERRACE - Luxury intimate collection of 5 new architectural modern homes with 3 Bed+Den/Loft, 3 bath floor plan featuring high-end new construction with crafted authentically, style and finest quality materials. This Luxurious brand new development with a high ceiling offers incredible space and volume to reflect a spacious open floor plan with an overflow of perfect upgrades, including engineering hardwood floors, gourmet kitchen island & countertop with quartz waterfall & natural stone backsplash, Bosch stainless steel appliances with the finest cabinetry and designer touched bathrooms. The 2-car garages (Side by side) is attached with direct entry.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Westpark Terrace
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2019
Stories	3
Building Type	Townhouse
Prop Subtype	
Units in Complex	5
Unit Floor #	5
Unit Location	
PUD	Yes
Balcony	
Security	Carbon Monoxide Detector(s), Gated
View	City
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 63
List Date	09-16-2019	
List Price	\$1,050,000	
Orig List Price	\$1,090,000	
Status Date	09-16-2019	
Change Date/Type	10-10-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Garage - 2 Car
Total Spaces	
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Natural Gas
Equip/Apppl	Dishwasher, Garbage Disposal, Gas Dryer Hookup, Microwave, Range/Oven
Flooring	Slate, Wood
Rooms	Den/Office, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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5019 MAPLEWOOD AVE #103  
LOS ANGELES, CA 90004

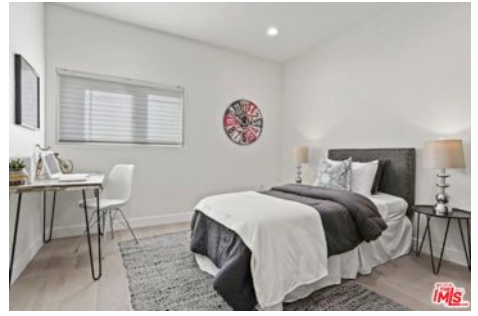
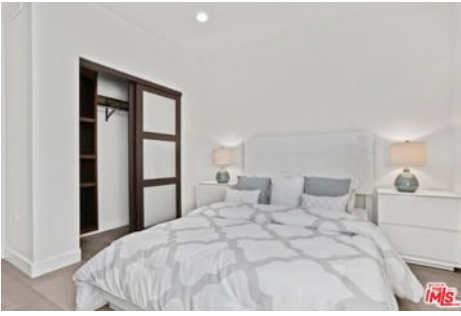
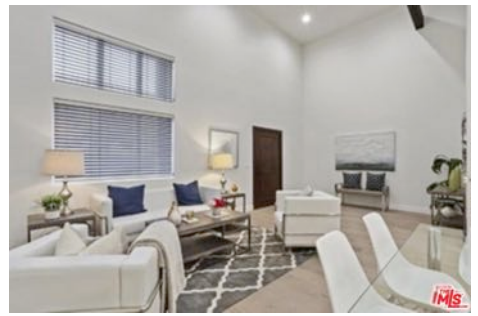
3  
Beds

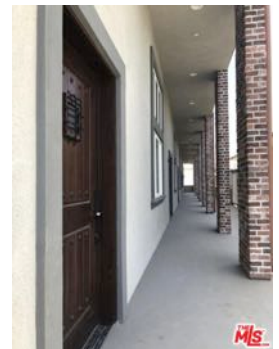
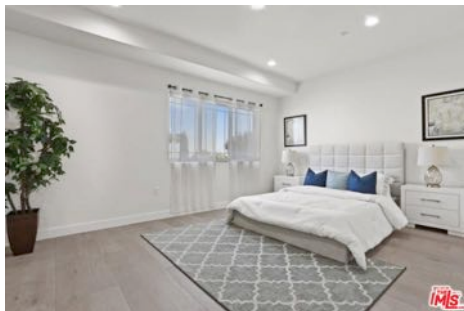
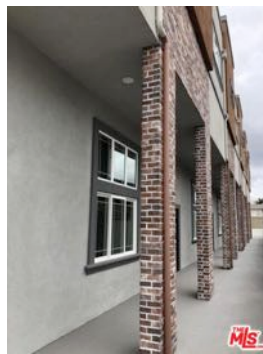
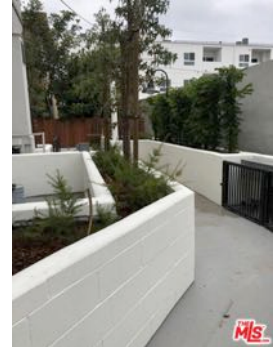
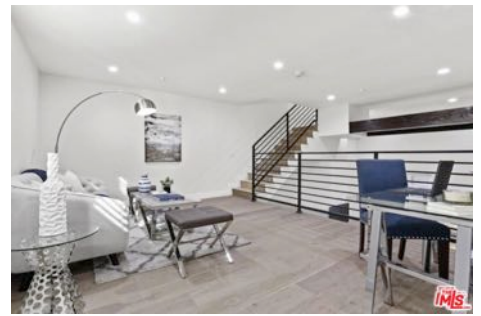
Baths 3.00  
(2F 0T 1H 0Q)

2,218/AP  
Sqft

Condo/Co-op  
LP \$1,050,000↓

Active





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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com

1-888-381-5588 - corey@coreychambers.com

**6253 HOLLYWOOD BLVD #201**

LOS ANGELES, CA 90028

<b>0</b> Beds	<b>Baths 0.00</b> (0F 0T 0H 0Q)	<b>805/OW</b> Sqft
------------------	------------------------------------	-----------------------

Condo/Co-op  
**LP \$389,000** ↓ **Active**



<b>Expected on Market</b>	
<b>Area</b>	20 Hollywood
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$483.23
<b>Lot Size</b>	12,600/VN
<b>HOA Fee 1 &amp; 2</b>	\$1650.00(Monthly), \$100.00(Monthly)
<b>MLS#</b>	19-490972
<b>APN</b>	5546-030-038

**Directions:** Use mapping application - N/E corner of Hollywood and Vine

**Remarks:** NOTE: This is a Commercial Office Condo. Unique opportunity in one of Hollywood's most iconic buildings! This space is perfect as a creative office or as an income property. Set in the historic Equitable Building at the corner of Hollywood and Vine, this smart and spacious office is at the epicenter of the booming Hollywood neighborhood. With a Walk Score of 97, the location is surrounded by countless amenities, dining options, and transit including the Hollywood/Vine Metro station. This custom-designed unit is clean, hip and updated, and features three individual office suites and a reception area with built-in seating to greet your guests. Over-sized industrial pendant lighting, newer HVAC units with exposed ducting, Carrera marble counters, and glass sliding doors make for a dramatic NY-style office in the heart of Hollywood! Property zoned for both commercial and residential, but unit is currently configured for commercial office use (i.e. no kitchen, no private restroom etc.)

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	The Lofts @ Hollywood and Vine
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Controlled Access, Elevator, Gated Community Guard
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	1929
<b>Stories</b>	13
<b>Building Type</b>	Attached, Condominium, Conversion, High Rise, Loft
<b>Prop Subtype</b>	
<b>Units in Complex</b>	68
<b>Unit Floor #</b>	2
<b>Unit Location</b>	2nd Floor
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Community, Guarded
<b>View</b>	City, City Lights
<b>Style</b>	Art Deco
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		<b>DOM 122</b>
<b>List Date</b>	07-19-2019	
<b>List Price</b>	\$389,000	
<b>Orig List Price</b>	\$499,000	
<b>Status Date</b>	07-19-2019	
<b>Change Date/Type</b>	11-04-2019/Extended	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC4
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	No
<b>Lot Acreage</b>	
<b>Special Zone</b>	None
<b>Addl Parcel</b>	No
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Offsite, On street, None
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	0
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carpport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins, Other
Flooring	Carpet
Rooms	Office
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	None

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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6253 HOLLYWOOD BLVD #201  
LOS ANGELES, CA 90028

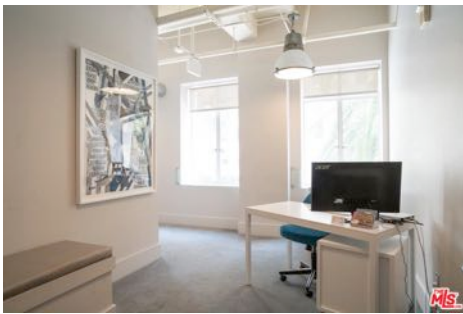
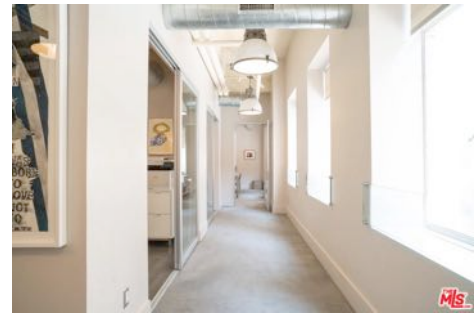
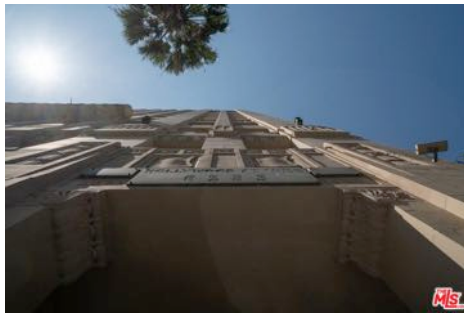
0  
Beds

Baths 0.00  
(0F 0T 0H 0Q)

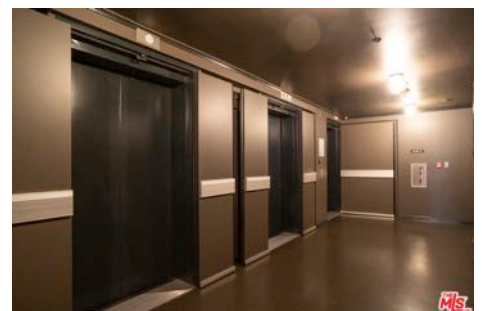
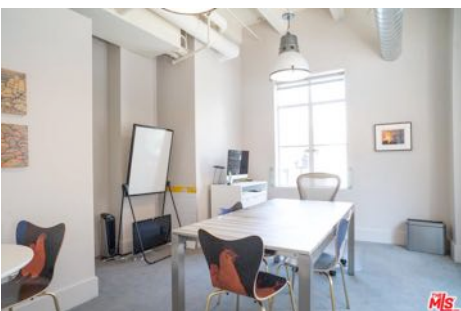
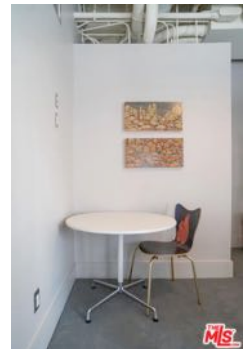
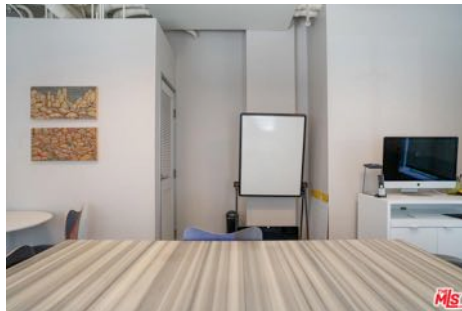
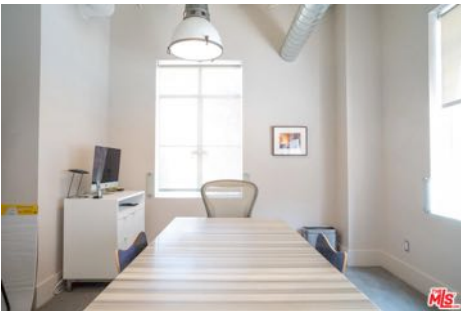
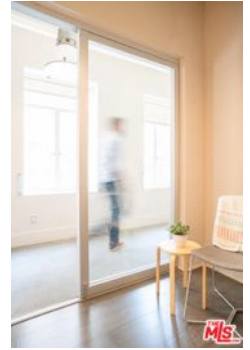
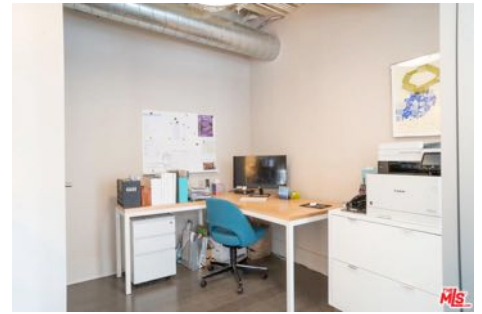
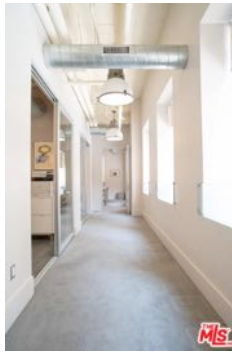
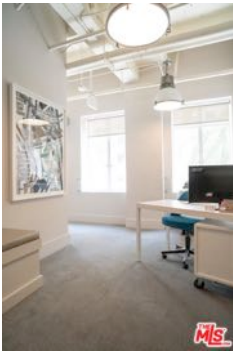
805/OW  
Sqft

Condo/Co-op  
LP \$389,000

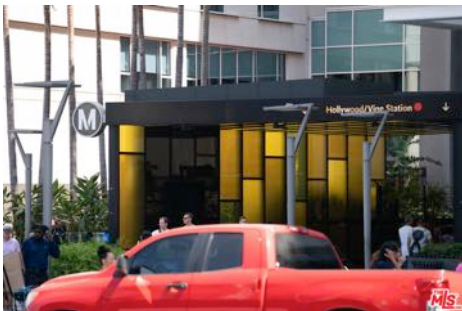
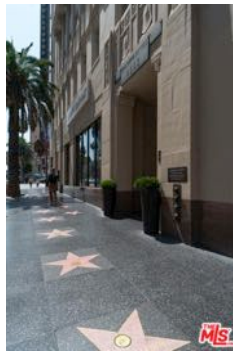
Active











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SORRY  
NO PHOTO  
AVAILABLE

# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**1645 VINE ST #513**  
LOS ANGELES, CA 90028

**1** Beds  
**Baths 2.00**  
(2F 0T 0H 0Q)  
**1,690/AS** Sqft

Condo/Co-op  
**LP \$825,000** **Active**



<b>Expected on Market</b>	
<b>Area</b>	20 Hollywood
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$488.17
<b>Lot Size</b>	22,500/AS
<b>HOA Fee 1 &amp; 2</b>	\$1750.00(Monthly)
<b>MLS#</b>	19-506420
<b>APN</b>	5546-009-092

**Directions:** Corner of Hollywood Blvd & Vine

**Remarks:** Enjoy Hollywood urban resort living in the most light filled desirable floor plan in the one of the most legendary buildings on the Boulevard, the Broadway Lofts. Dramatic ceilings, hardwood floors, industrial aesthetics. Two beautifully tiled bathrooms, double ranked California closets, open kitchen with granite counter tops, in unit washer dryer, views to the Southwest and North. Picture perfect roof deck with pool, hot tub, cabanas and 360 degree views. Amenities include 24-hour doorman and valet, complete fitness center and is within walking distance to Metro, restaurants shopping and theaters. Loft living at its best.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Broadway Hollywood
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	On-Site Guard, Rooftop Spa, Rooftop Swimming Pool, Sun Deck, Valet Parking
<b>Assoc Amenities</b>	Conference, Exercise Room, Gated Parking, Pool, Sun Deck, Valet Parking
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	1928
<b>Stories</b>	0
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	93
<b>Unit Floor #</b>	5
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour
<b>View</b>	City
<b>Style</b>	Architectural
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 76
<b>List Date</b>	09-03-2019	
<b>List Price</b>	\$825,000	
<b>Orig List Price</b>	\$825,000	
<b>Status Date</b>	09-03-2019	
<b>Change Date/Type</b>	09-11-2019/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	Yes	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC4
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	None
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Assigned
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1645 VINE ST #513  
LOS ANGELES, CA 90028

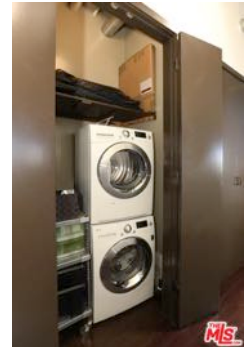
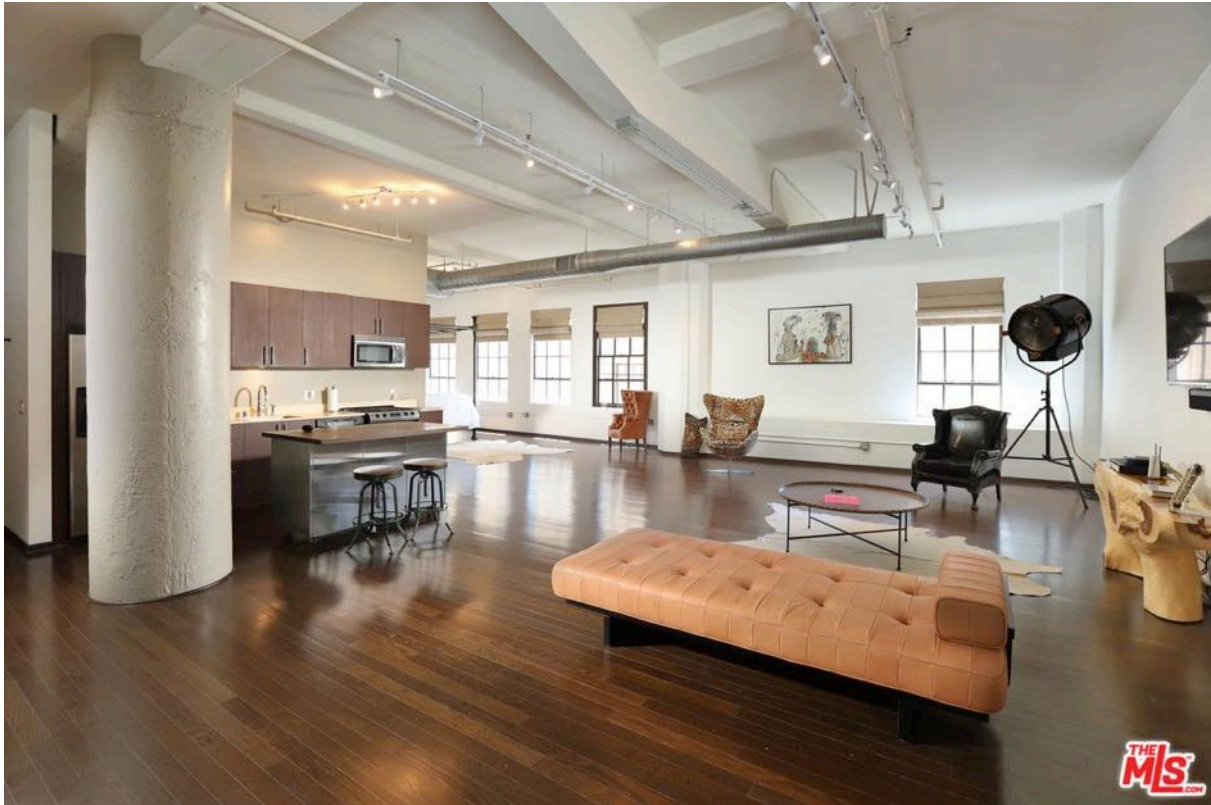
1  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

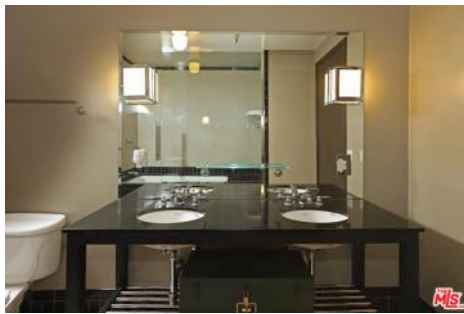
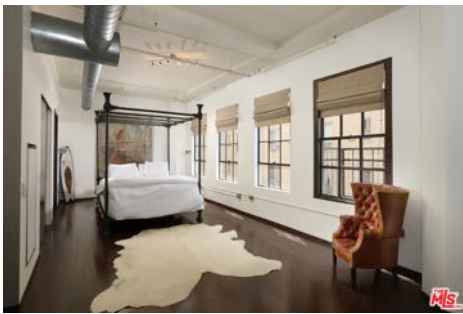
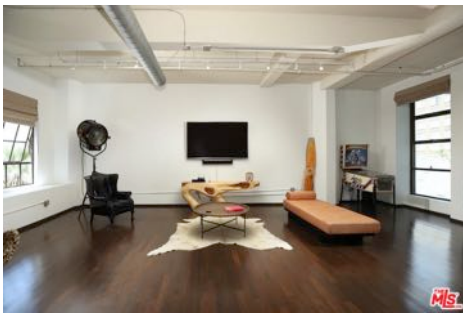
1,690/AS  
Sqft

Condo/Co-op  
LP \$825,000

Active







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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**1130 S Flower ST #317**  
LOS ANGELES, CA 90015

<b>1</b> Beds	<b>Baths 2.00</b> (1F 0T 1H 0Q)	<b>1,258</b> Sqft
------------------	------------------------------------	----------------------

Condo/Co-op  
**LP \$629,000** **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$500.00
<b>Lot Size</b>	44,570
<b>HOA Fee 1 &amp; 2</b>	\$952.00(Monthly)
<b>MLS#</b>	SB19241463MR
<b>APN</b>	5138-014-086

**Directions:** East side of Flower between 11th and 12th Streets. Cross Streets: Flower & 11th St.

**Remarks:** Urban living in the heart of Los Angeles. This 1 bedroom, 2 bathroom condo in the legendary Flower Street Lofts is a short walk to LA Live. The modern loft features high ceilings, exposed ducting and a wall of windows in the living area. The gourmet kitchen boast stainless steel GE Profile appliances including a wine fridge, stone counter tops, modern maple cabinets, and large breakfast bar. The master suite features a spa tub and walk in closet. Additional luxury amenities include high ceilings, polished concrete floors, window treatments, and in-suite washer/dryer combo unit. The complex is in the South Park area of downtown Los Angeles and is within walking distance to Ralph's, Starbucks, Hope Street Park, FIDM, Lucky Strike, Regal Cinemas, LA Convention Center, Nokia Theatre, California Market Center, Financial + Fashion Districts, Hygge Bakery, The Palm, numerous restaurants + clubs. The building is pet friendly and next door to the Metro stop. HOA fees include 2 assigned parking spaces in gated parking structure, cable TV, internet, trash, water, and common area maintenance. (SOME PHOTOS VIRTUALLY STAGED)

**Inclusions:** Refrigerator, washer/dryer combo unit, and media unit in Living Room

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Flower Street Loft HOA
<b>Pets Allowed/Rules</b>	Call/PetsPermitted
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Controlled Access, Onsite Property Management
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Curbs, Gutters, Sidewalks
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	2003/Assessor
<b>Stories</b>	
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	91
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 37
<b>List Date</b>	10-12-2019	
<b>List Price</b>	\$629,000	
<b>Orig List Price</b>	\$629,000	
<b>Status Date</b>	10-12-2019	
<b>Change Date/Type</b>	10-14-2019/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAR5
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	1.020
<b>Special Zone</b>	
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	0
<b>Remote Controls</b>	0

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom, Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1130 S Flower ST #317  
LOS ANGELES, CA 90015

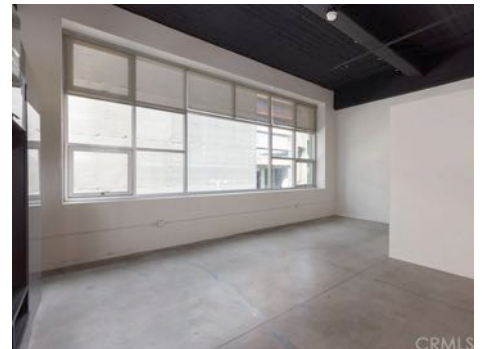
1  
Beds

Baths 2.00  
(1F 0T 1H 0Q)

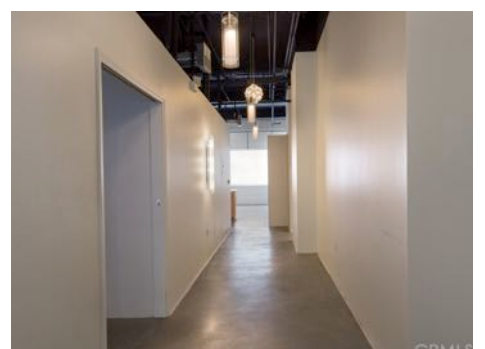
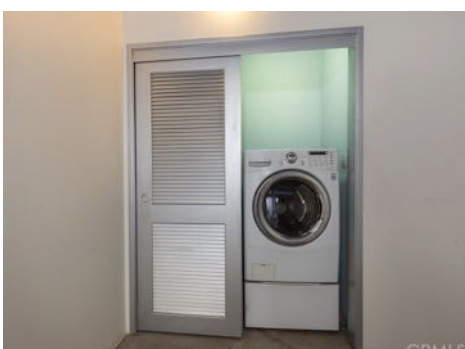
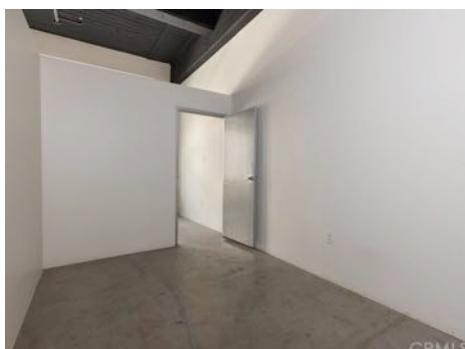
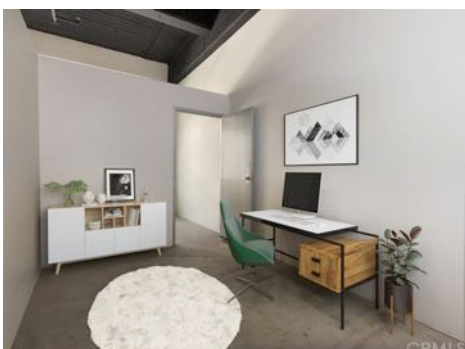
1,258  
Sqft

Condo/Co-op  
LP \$629,000

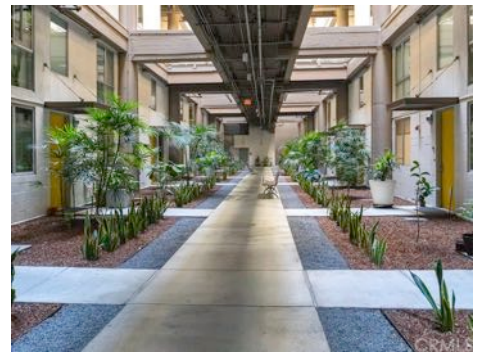
Active











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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**1130 S FLOWER ST #411**  
LOS ANGELES, CA 90015

**1** Beds  
**Baths 2.00**  
(1F 0T 1H 0Q)  
**1,279/AS** Sqft

Condo/Co-op  
**LP \$645,000** ↓  
**Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$504.30
Lot Size	0/OT
HOA Fee 1 & 2	\$950.00(Monthly)
MLS#	19-505186
APN	5138-014-101

### Directions:

Corner of 11th St and Flower St  
**Remarks:** Penthouse Live/Work Loft at the boutique Flower Street Lofts. Very large one bedroom with 1.5 baths. Cool industrial looking with extra high ceilings that are only available on the top floor of the building. Caesarstone countertops, high-end stainless steel appliances including Sub Zero fridge, central heat/air, ample kitchen with large island and storage, walk-in closet and ensuite master bath. Windows on both sides and upgraded with blackout shades in the master bedroom. Enter through the zen-like landscaped common area and listen to the calming sounds of the water fountain. Two parking spaces included with direct access thru a bridge on the same floor of the unit. HOA's include high-speed internet and basic cable. Located in South Park and close to Staples Center/LA Live, bike share stations, FIDM, Whole Foods, Metro Station and many great bars and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2003
Stories	4
Building Type	Condominium
Prop Subtype	
Units in Complex	91
Unit Floor #	4
Unit Location	
PUD	No
Balcony	No
Security	Gated
View	City Lights, Landmark
Style	Architectural
Entry Floor #	
Exposure	West
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 81
List Date	08-29-2019	
List Price	\$645,000	
Orig List Price	\$650,000	
Status Date	08-29-2019	
Change Date/Type	11-04-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Detached
Total Spaces	2
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	634/D5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1130 S FLOWER ST #411  
LOS ANGELES, CA 90015

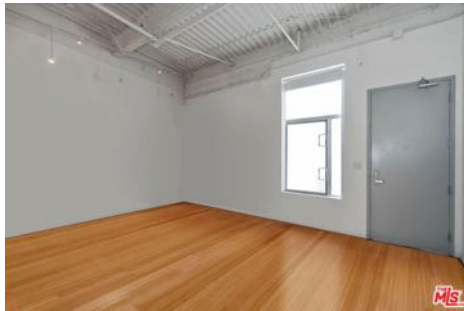
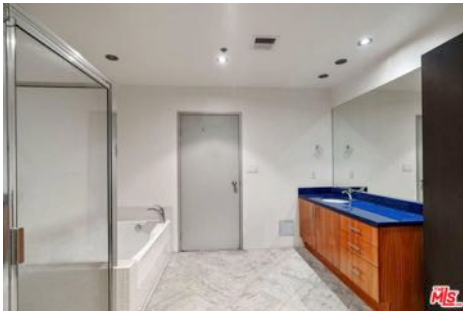
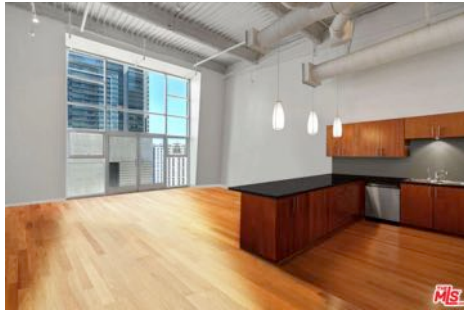
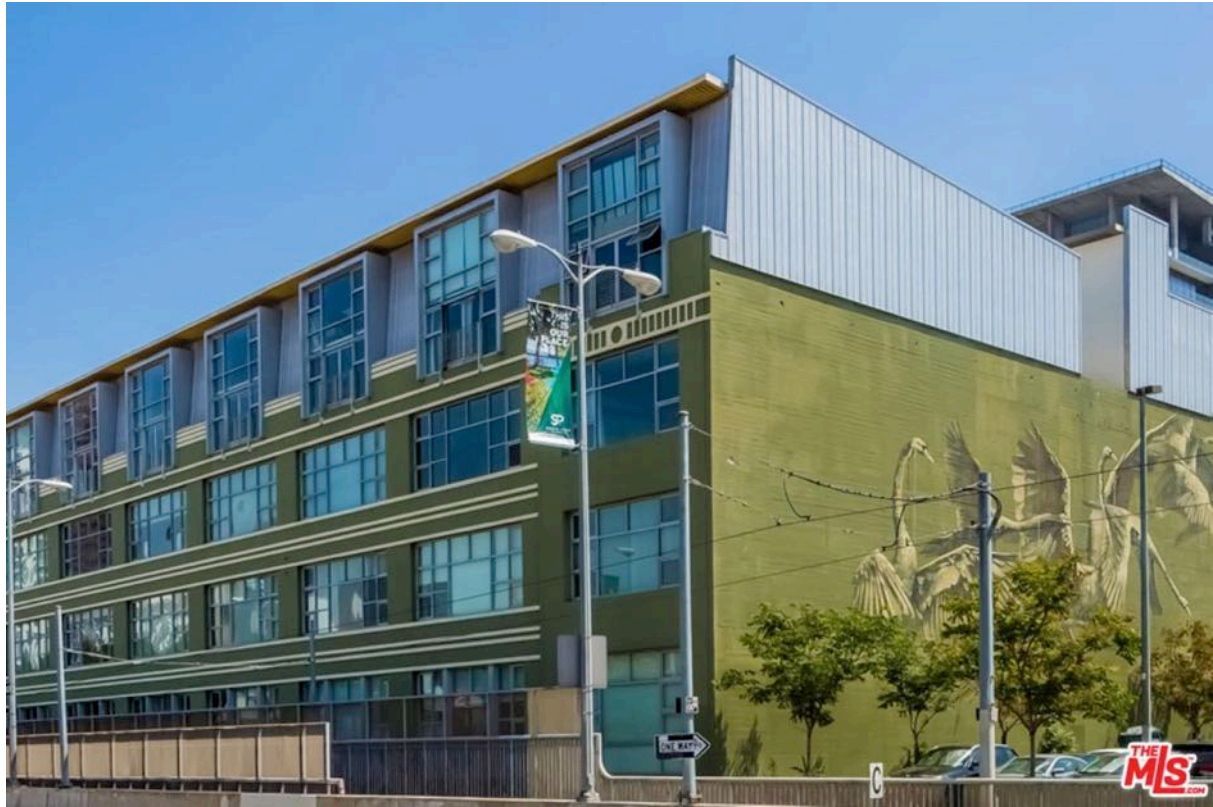
1  
Beds

Baths 2.00  
(1F 0T 1H 0Q)

1,279/AS  
Sqft

Condo/Co-op  
LP \$645,000↓

Active



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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**645 W 9TH ST #230**  
LOS ANGELES, CA 90015

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,427/BL Sqft**

Condo/Co-op  
**LP \$769,000** ↓      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$538.89
Lot Size	74,818/VN
HOA Fee 1 & 2	\$980.00(Monthly)
MLS#	19-520060
APN	5144-027-037

**Directions:** Corner of 9th and Hope. Lobby entrance on Hope St

**Remarks:** HUGE PRICE REDUCTION! Market Lofts, conveniently located in the epicenter of South Park Downtown LA! Directly on top of Ralph's Fresh Fair Market and walking distance to EVERYTHING. Bright, south facing corner unit with a grand foyer entrance and a massive private terrace that is very rare and unique. Spacious floor plan offers 2bed/2bth, overlooking 9th street. Both bedrooms have large walk-in closets. Concrete floors and ceilings provide sound proof residences. Large kitchen with Center Island is ideal for entertaining. Enjoy the resort style amenities; refreshing pool, spa, fitness center, enormous rec room perfect for parties, outdoor grilling station and private screening room. Includes over sized 2 car side by side parking space; perfect for large vehicles. Just one block from Wholefoods, and just steps to numerous DTLA hot spots

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Market Lofts
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Controlled Access, Elevator, Exercise Room, Fitness Center, Pool, Security, Spa
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	2006
<b>Stories</b>	7
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	237
<b>Unit Floor #</b>	2
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Fire Sprinklers, Smoke Detector
<b>View</b>	City, City Lights
<b>Style</b>	Modern
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 37
<b>List Date</b>	10-12-2019	
<b>List Price</b>	\$769,000	
<b>Orig List Price</b>	\$829,000	
<b>Status Date</b>	10-12-2019	
<b>Change Date/Type</b>	11-14-2019/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC2
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Other
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Side By Side
<b>Total Spaces</b>	
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Garbage Disposal, Microwave, Refrigerator, Washer
Flooring	Hardwood
Rooms	Breakfast Area
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit, Inside

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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645 W 9TH ST #230  
LOS ANGELES, CA 90015

2  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

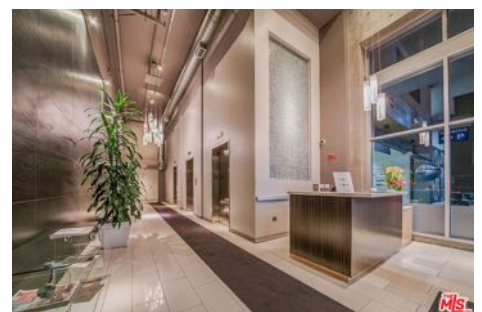
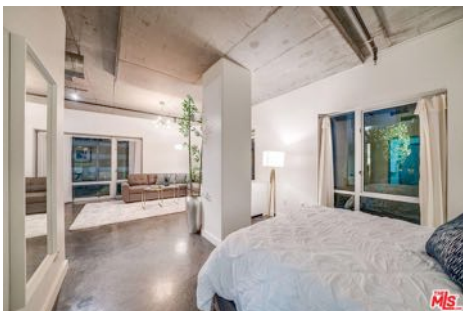
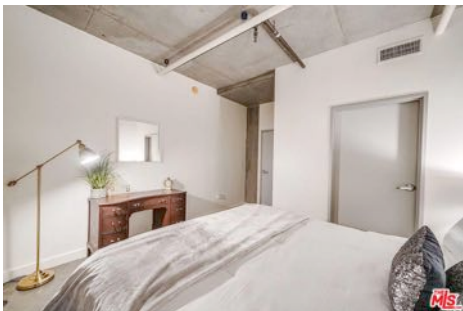
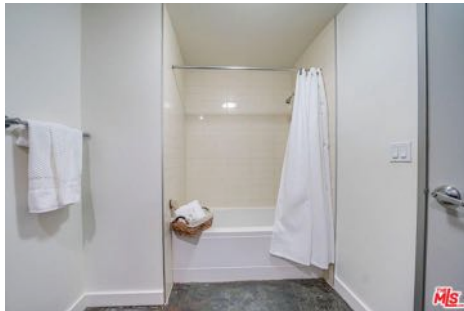
1,427/BL  
Sqft

Condo/Co-op  
LP \$769,000↓

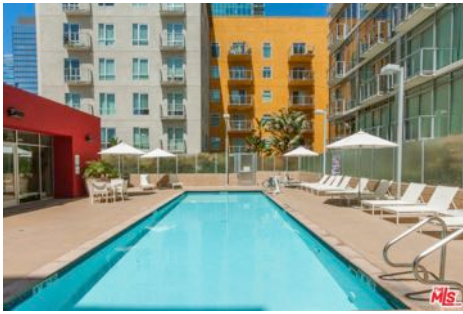
Active











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