



Your Home Sold GUARANTEED or I'll Buy It*

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

360 W Avenue 26 #317
LOS ANGELES, CA 90031

0 Beds
Baths 1.00
(1F 0T 0H 0Q)
630 Sqft

Condo/Co-op
LP \$309,000 ↓ **Active**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$490.48
Lot Size	53,944
HOA Fee 1 & 2	\$392.00(Monthly)
MLS#	SB19163557MR
APN	5205-012-059

Directions: Between Humboldt St and West Ave 26 off Lacy near 5 N freeway

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Puerta del Sol
Pets Allowed/Rules	Call/Assoc Pet Rules, Pets Permitted
Highrise Amenities	
Assoc Amenities	Clubhouse, Controlled Access, Exercise Room, Extra Storage, Outdoor Cooking Area, Picnic Area, Playground, Security
Assoc Fees Include	
Community Features	Curbs, Park, Sidewalks, Street Lights
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/Assessor
Stories	4
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	164
Unit Floor #	1
Unit Location	
PUD	
Balcony	
Security	Automatic Gate, Carbon Monoxide Detector(s), Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Prewired for alarm system, Smoke Detector
View	Landmark, Mountains, Peek-A-Boo
Style	
Entry Floor #	1
Exposure	
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	Private

Contract Info		DOM 118
List Date	07-09-2019	
List Price	\$309,000	
Orig List Price	\$315,000	
Status Date	07-09-2019	
Change Date/Type	09-09-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAUV(CA)
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.230
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Driveway - Concrete, Gated, Parking for Guests, Parking Space, Private, Subterranean
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	1
Remote Controls	1

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, Gas
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup, Hood Fan, In Closet, Inside, Laundry Closet Stacked, Microwave, Range/Oven, Refrigerator, Stackable W/D Hookup
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Continuous Clean Oven, Microwave, Oven-Gas, Range, Range Hood, Self Cleaning Oven
Disability Access	36 inch or more wide halls, Other Main Level Modifications
Eating Areas	Dining Area
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	None
Tennis/Courts	
Patio	
Roofing	Shingle
Fence	Block Wall, Masonry Fence, Wrought Iron
Sprinklers	
Entry Location	
Exterior Constr	Concrete, Glass, Steel, Stucco
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Window Blinds
Water Heater Feat	Gas
Laundry	Dryer, Gas Dryer Hookup, In Closet, Inside, Laundry Closet Stacked, Stackable W/D Hookup

📍 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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LOS ANGELES, CA 90031

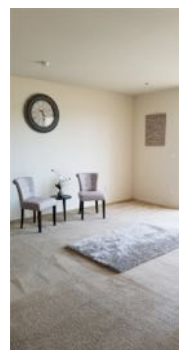
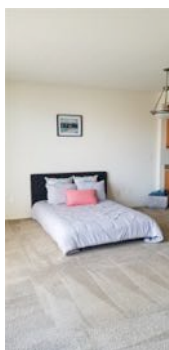
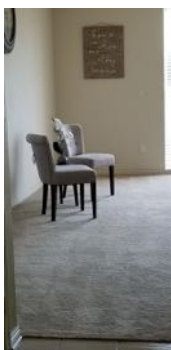
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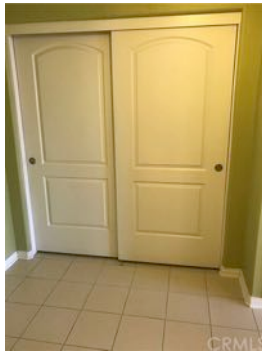
Baths 1.00
(1F 0T 0H 0Q)

630
Sqft

Condo/Co-op
LP \$309,000↓

Active





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215 W 7TH ST #509
LOS ANGELES, CA 90014

0 Beds
Baths 1.00
(1F 0T 0H 0Q)
464/VN Sqft

Condo/Co-op
LP \$355,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$765.09
Lot Size	15,922/VN
HOA Fee 1 & 2	\$493.00(Monthly)
MLS#	19-512108
APN	5144-026-056

Directions: 7th St between Broadway and Spring Streets, North side.

Remarks: Ideal investor or first-time buyer purchase with many benefits: Mills Act historic property, which affords you a significant property tax discount, located in the heart of the Downtown LA Historic Core very close to the vibrant urban center of the City. This property includes full kitchen appliances to include a dishwasher and microwave, a stacked washer/dryer in the bathroom, large original windows, high ceilings, air conditioning/heating, and a built-in closet. For investors, expect monthly rental income of \$1900/Month. For first-time buyers, at this price your mortgage will be less than renting. Building amenities include a roof top sun deck and a concierge staff in the lobby 24/7.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Bartlett Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Concierge, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	Yes
Short Term Rental Duration	Monthly
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1911
Stories	14
Building Type	Condominium
Prop Subtype	
Units in Complex	140
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Card/Code Access, Fire and Smoke Detection System, Fire Sprinklers, Smoke Detector
View	Courtyard
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 48
List Date	09-17-2019	
List Price	\$355,000	
Orig List Price	\$364,995	
Status Date	09-17-2019	
Change Date/Type	10-07-2019/Price Change	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
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	Other
Total Spaces	
Covered Spaces	0
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	Air Conditioning
Heating	Electric
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Studio
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	634/F5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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LOS ANGELES, CA 90014

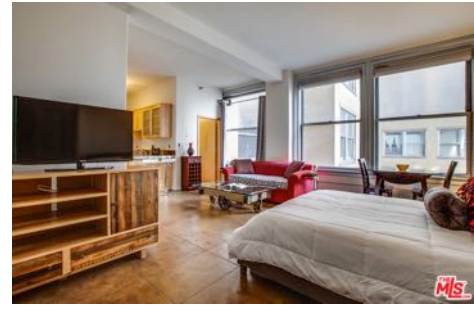
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Beds

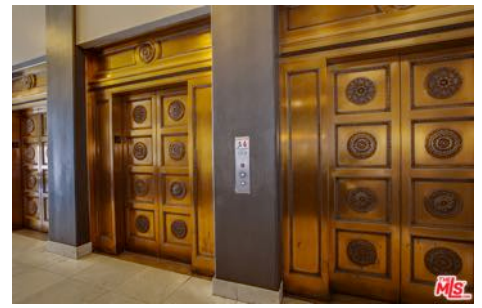
Baths 1.00
(1F 0T 0H 0Q)

464/VN
Sqft

Condo/Co-op
LP \$355,000

Active





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312 W 5TH ST #208

Los Angeles, CA 90013

1
Beds

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

680
Sqft

Condo/Co-op

LP \$422,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$620.59
Lot Size	27,285/PR
HOA Fee 1 & 2	\$220.00(Monthly), \$0.00(Monthly)
MLS#	SR19178330CN
APN	5149-033-035

Directions: on 5th between Hill and Broadway

Remarks: Offered for sale for the first time! Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Loft features private balcony, kitchen with stainless steel appliances and polished concrete floors. Bathroom has washer/dryer in unit and oversized soaking tub. The location is unparalleled, situated just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer. The building has some of the lowest HOA dues in Downtown LA and you get incredible value for what you pay; 24-hr security front desk concierge, fitness room, rooftop pool, hot tub and rooftop lounge area with panoramic views of the Downtown Los Angeles skyline. Valet or self parking available onsite. No pet restrictions. Great investment for anyone looking for upside potential in the next few years as property values increase downtown. Deeded parking option is available with this purchase. Building Now FHA Approved.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	SB GRAND HOA
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Gym/Ex Room, Hot Water
Assoc Fees Include	Sewer Paid, Trash Paid, Water Paid, Maintenance Paid
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	1923/Assessor
Stories	11
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	280
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	No
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Sewer
Water Type	Public, Water District

Contract Info		DOM 132
List Date	06-25-2019	
List Price	\$422,000	
Orig List Price	\$439,000	
Status Date	06-25-2019	
Change Date/Type	09-27-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Financing	Conventional	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.630
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage Is Attached
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carpport Spaces	
Remote Controls	

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

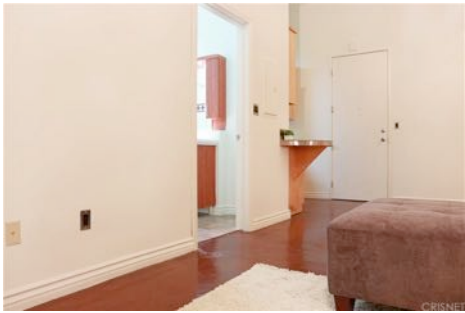
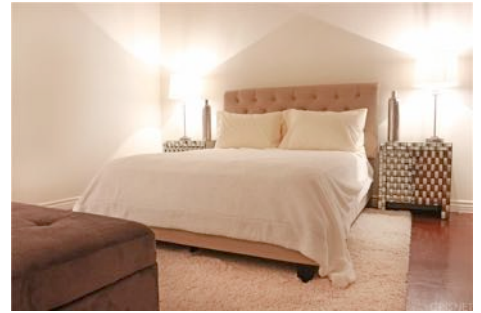
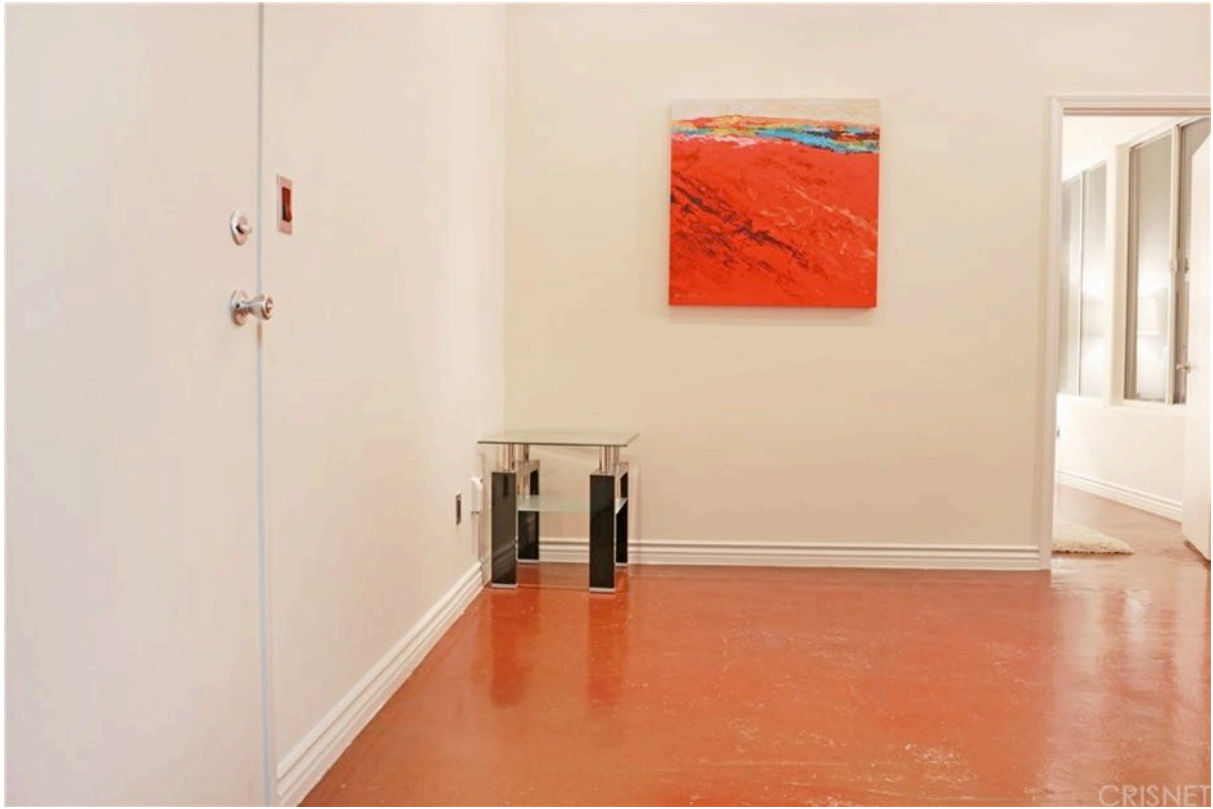
Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Electric, Wall/Window
Heating	
Equip/Apppl	Dryer, Electric Dryer Hookup, Washer
Flooring	
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

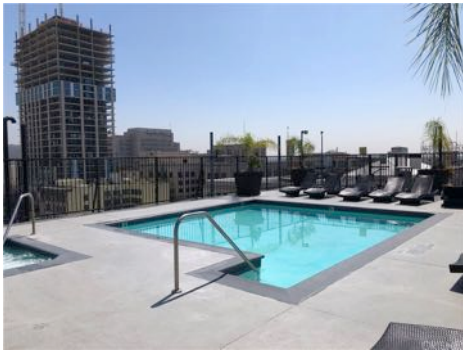
Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No/Association Pool, In Ground
Spa	Association 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	

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

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420 S SAN PEDRO ST #504
LOS ANGELES, CA 90013

0 Beds
Baths 1.00
(1F 0T 0H 0Q)
730/PL Sqft

Condo/Co-op
LP \$425,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$582.19
Lot Size	76,377/AS
HOA Fee 1 & 2	\$470.32(Monthly)
MLS#	19-510392
APN	5147-005-141

Directions: Little Tokyo Lofts is a guard gated compound just south of 4th street on the East side of San Pedro Street. East of Historic DTLA and West of the Arts District.
Remarks: Unit 504 is light and bright, offering an industrial appeal that blends well with its chic-contemporary elements. This studio-loft has a fresh, brand-new feel following the tasteful renovation equalling \$50K in custom upgrades. The bathroom features Kohler Faucets/Sink/Vanity, Jacuzzi Soaking Tub, Custom Frameless Shower Enclosure, and Sonneman Light fixtures. The kitchen has "never-been-used" Bertazzoni stainless appliances (Fridge/Dishwasher/Stove) and new hardware. You'll love the custom-built California Closets, fresh paint from top to bottom, warm hardwood flooring, 12' ceilings, and large, northwest facing window with views of the iconic downtown skyline. Come and see for yourself! Little Tokyo Lofts is a solid community within a securely gated compound in the heart of Downtown Los Angeles with amenities including a pool, hot tub, full fitness center and peaceful courtyard. A great place to call home!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Toyko Lofts
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Exercise Room, Fitness Center, Gated Community Guard, Gated Parking, Pool, Security, Spa
Assoc Fees Include	
Community Features	
Pending HO Asmt	NO
Rental Restrictions	No
Short Term Rentals	No
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1922/Assessor
Stories	6
Building Type	Condominium
Prop Subtype	
Units in Complex	162
Unit Floor #	5
Unit Location	NW
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Community, Fire and Smoke Detection System, Fire Sprinklers, Gated Community with Guard
View	City Lights
Style	Low Rise
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 52
List Date	09-13-2019	
List Price	\$425,000	
Orig List Price	\$450,000	
Status Date	09-13-2019	
Change Date/Type	10-22-2019/Price Change	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Covered Parking
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carpport 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	Electric
Heating	Electric
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Cement, Wood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	Remodeled, Shower Over Tub
Bedroom Features	
Common Walls	None
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, In Ground
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	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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420 S SAN PEDRO ST #504
LOS ANGELES, CA 90013

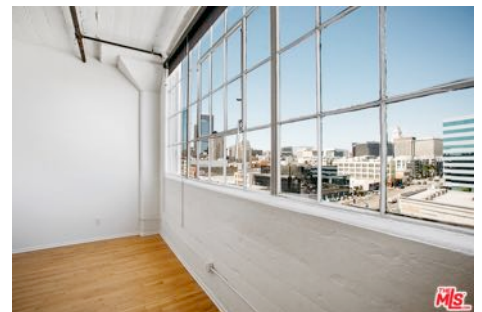
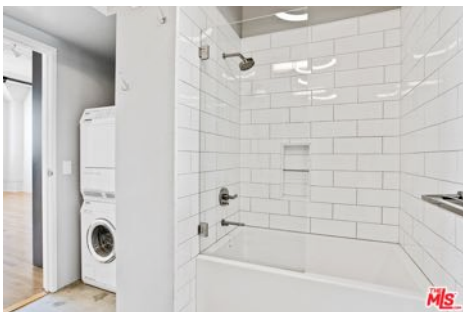
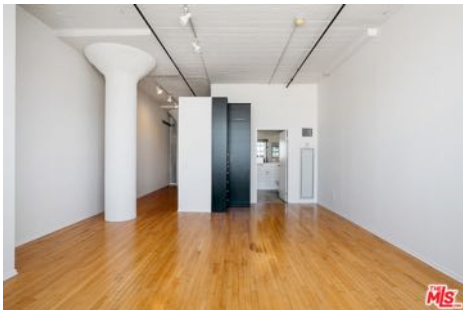
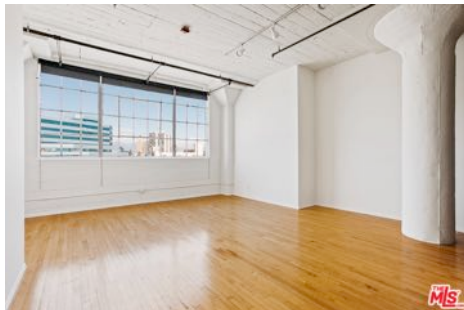
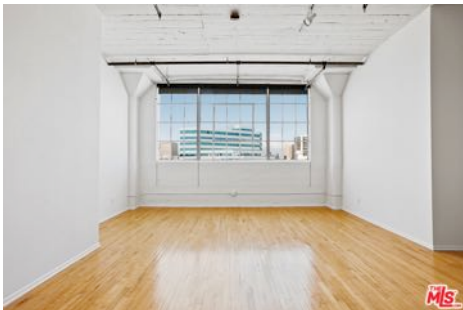
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Beds

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

730/PL
Sqft

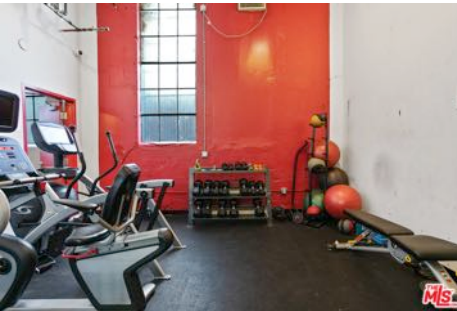
Condo/Co-op
LP \$425,000↓

Active





MLS



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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

880 W 1st ST #217
LOS ANGELES, CA 90012

2 Beds **Baths 2.00 (2F 0T 0H 0Q)** **1,243 Sqft**

Condo/Co-op **LP \$430,000** ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$345.94
Lot Size	123,895
HOA Fee 1 & 2	\$1021.00(Monthly)
MLS#	AR19185758MR
APN	5151-016-038

Directions: West of Temple

Remarks: The Promenade West in one of the most Luxurious Condo Complexes in Downtown LA and offers 24 Hour Security & Concierge. Located in the heart of Downtown's Bunker Hill District and adjacent from the Financial District, this prestigious address offers stunning views of the courtyard and is centrally located and steps from Disney Concert Hall, Ahmanson Theatre, Mark Taper Forum, Dorothy Chandler Pavillion, The Board Museum, Grand Parks, Grand Central Market, Shopping and Restaurants. Resort like amenities include: Pool, Spa, Gym, Sauna, Meeting Room with Kitchen & Conference Room. Lush Green Grounds featuring a stunning waterfall & on site dog park. This Corner Unit features 2 Bedrooms with 2 Bathrooms, Private Patio and One Assigned Parking Space with Ample Guest Parking Available.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Promenade West
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Meeting Room, Onsite Property Management, Playground, pool, Rec Multipurpose Rm, Sauna, Security, Spa
Assoc Fees Include	
Community Features	Sidewalks, Street Lights
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	1982/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	135
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	Yes
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 92
List Date	08-04-2019	
List Price	\$430,000	
Orig List Price	\$489,000	
Status Date	08-04-2019	
Change Date/Type	11-01-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	2.840
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	1
Remote Controls	1

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/Appl	Dishwasher, Garbage Disposal, Outside
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Master Bedroom, 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/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	Outside

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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880 W 1st ST #217
LOS ANGELES, CA 90012

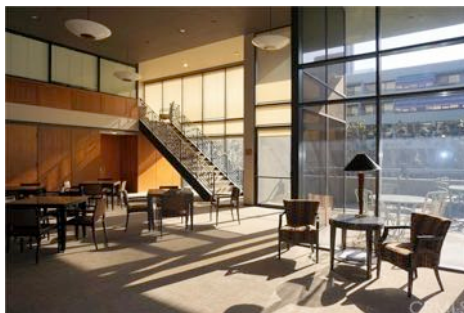
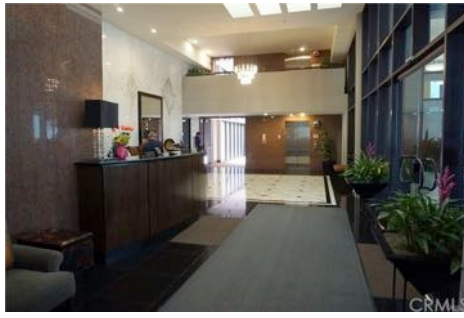
2
Beds

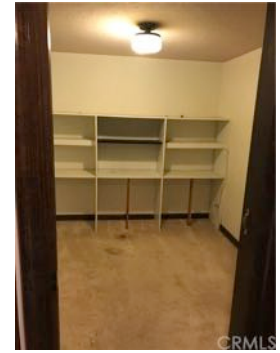
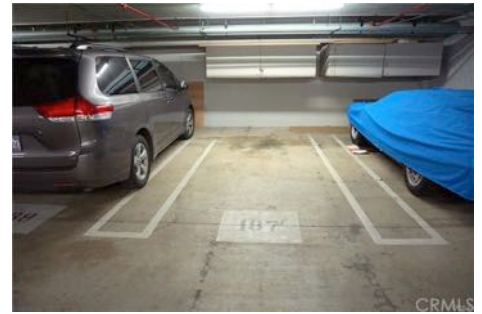
Baths 2.00
(2F 0T 0H 0Q)

1,243
Sqft

Condo/Co-op
LP \$430,000↓

Active





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

800 W 1st ST #1601
LOS ANGELES, CA 90012

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	735 Sqft
------------------	------------------------------------	--------------------

Condo/Co-op
LP \$435,800 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$592.93
Lot Size	106,162
HOA Fee 1 & 2	\$730.00(Monthly)
MLS#	OC19185634MR
APN	5151-027-109

Directions: 1st Street and Hope Street. Free parking in visitor's parking which is the top level of the parking structure. Pull up to the gate, push button, then guard will let you in.

Remarks: Fantastic View of City and Skyline, Mountains and Water View. Beautiful 1 Bedroom, 1 Bath Condo. Individually assigned storage space on the same floor and community laundry room on every floor. Hardwood flooring. 24 hour Concierge Security. 2 private Co-Ed Gyms, Heated Pool, Spa, Tennis Court, BBQ, Park and much more. Conveniently located in the heart of Downtown and close to Disney Theater, Financial district, Restaurants, Cultural establishments and more. HOA cost is \$730/mon, which covers building home insurance, all utilities (electricity, water, gas and garbage bills all paid), also includes cable TV and internet service. Plus one free designated covered parking space. Location, Location, Location.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Bunker Hill Towers
Pets Allowed/Rules	Call/Call for Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Extra Storage, Meeting Room, Onsite Property Management, pool, Sauna, Security, Spa, Tennis Courts
Assoc Fees Include	
Community Features	Sidewalks, Street Lights
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	1968/Seller
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	259
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	, City Lights, Panoramic
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 91
List Date	08-05-2019	
List Price	\$435,800	
Orig List Price	\$450,000	
Status Date	08-05-2019	
Change Date/Type	10-25-2019/Back On Market	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	2.430
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Subterranean
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carpport 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/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
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/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	Inside

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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800 W 1st ST #1601
LOS ANGELES, CA 90012

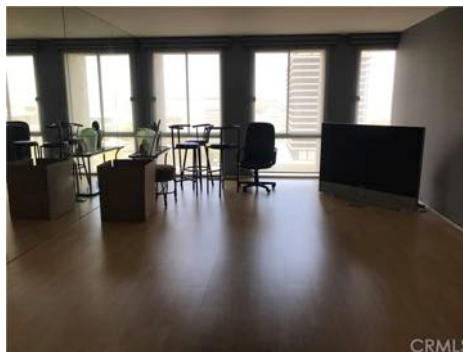
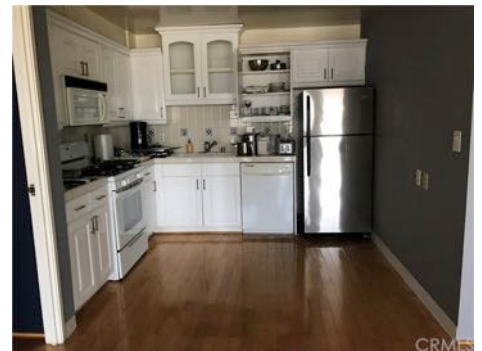
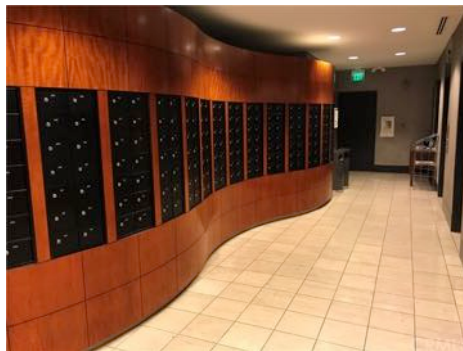
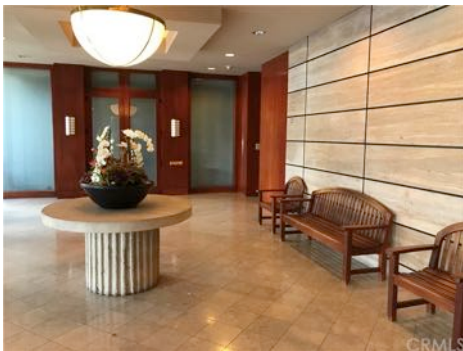
1
Beds

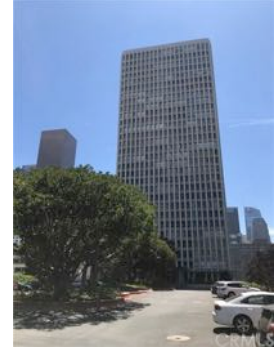
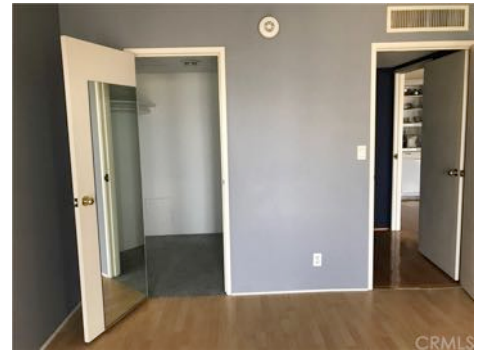
Baths 1.00
(1F 0T 0H 0Q)

735
Sqft

Condo/Co-op
LP \$435,800

Active





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416 S Spring ST #610
LOS ANGELES, CA 90013

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
780 Sqft

Condo/Co-op
LP \$499,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$639.74
Lot Size	10,334
HOA Fee 1 & 2	\$662.00(Monthly)
MLS#	PF19180703MR
APN	5149-038-031

Directions: Near corner of Spring St. and W. 4th St. in Los Angeles

Remarks: Located in the stylish EL DORADO BUILDING, this Loft Style layout is surrounded by the exciting dining & entertainment scene of DTLA. The EL DORADO BUILDING IS designated A HISTORIC LANDMARK and falls under THE MILLS ACT! THE MILLS ACT applies to THOUSANDS OF DOLLARS IN SAVINGS TOWARDS PROPERTY TAXES EVERY YEAR, which can help offset the HOA fee. This amazing loft is conveniently located blocks from GRAND CENTRAL MARKET, WHOLE FOODS, ART GALLERIES & the PERSHING SQUARE TRAIN STATION. THIS LOCATION IS SECOND TO NONE, offering tranquility in city with the PET FRIENDLY SPRING STREET CITY PARK right next door. If that wasn't enough, the El Dorado Lofts sits above the 5 * Le Petit Paris Gourmet Restaurant, as well as the El Dorado lounge in the basement. Again, Designated a Historic Landmark, the EL DORADO HAS THE MILLS ACT STATUS, providing you with TREMENDOUS REAL ESTATE PROPERTY TAX SAVINGS!! Enjoy on site security & two reserved parking spots (additional cost) This is the perfect place to live out your Downtown dreams!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Prime Association Services
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Security
Assoc Fees Include	
Community Features	Curbs, Sidewalks
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	1914
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	65
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Card/Code Access, Guarded
View	Peek-A-Boo
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 96
List Date	07-31-2019	
List Price	\$499,000	
Orig List Price	\$525,000	
Status Date	07-31-2019	
Change Date/Type	09-10-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.230
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
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	Gas Or Electric Dryer Hookup, Ice Maker, Microwave
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas, Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

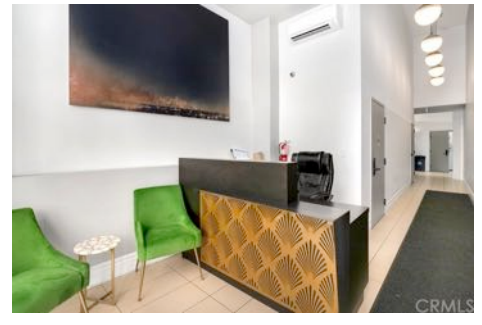
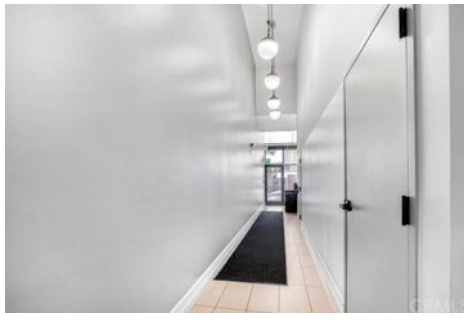
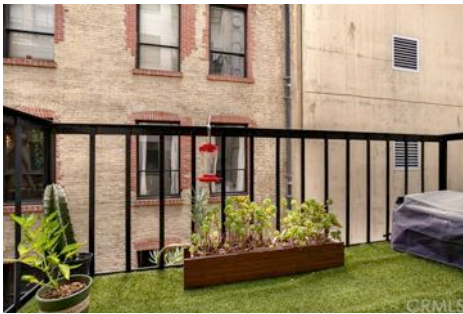
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ 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	Gas Or Electric Dryer Hookup

📍 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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746 S LOS ANGELES ST #903
LOS ANGELES, CA 90014

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **770/AS Sqft**

Condo/Co-op **LP \$499,000** ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Cornell at Santee Village
List Price Per Sqft	\$648.05
Lot Size	38,308/AS
HOA Fee 1 & 2	\$602.00(Monthly)
MLS#	19-511042
APN	5145-029-079

Directions: Fashion District, between 7th and 8th Streets

Remarks: This unit has it all !! Located in the Cornell Building which is part of Santee Village, this bright unit offers views, Mills Act for huge property taxes savings PLUS parking in the building. Step inside and you'll notice the walls of historic windows with City and Hillside views. The unit also features concrete floors and tall exposed ceilings. The cooks kitchen is perfect for entertaining with it's large granite counter tops and stainless steel appliances which overlook the wide open living space. Built out closet in the bedroom area plus a large bathroom with an extra deep bathtub. Laundry also in the unit plus central air conditioning and heat. The complex offers roof top lounge areas with amazing downtown views, roof top pool and hot tub areas, basketball court, putting green, fitness center, a market and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Santee Village
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Basketball Court, Controlled Access, Elevator, Exercise Room, Fitness Center, Gated Parking, Pool, Security, Spa, Sun Deck
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	1922
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	95
Unit Floor #	9
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Guarded
View	City, Hills
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 49
List Date	09-16-2019	
List Price	\$499,000	
Orig List Price	\$525,000	
Status Date	09-16-2019	
Change Date/Type	10-07-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Door Opener, Gated Underground
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carpport 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	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement, Tile
Rooms	Breakfast Bar, Living
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	Community
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	DTLA Fashion District
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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746 S LOS ANGELES ST #903
LOS ANGELES, CA 90014

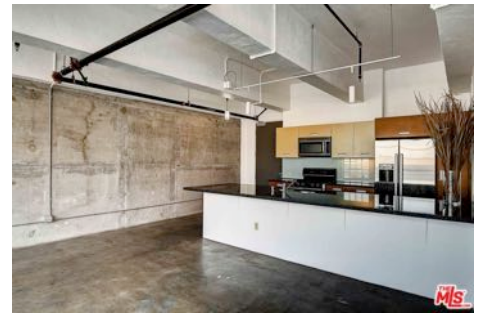
1
Beds

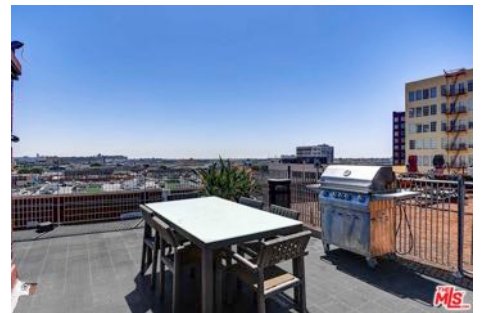
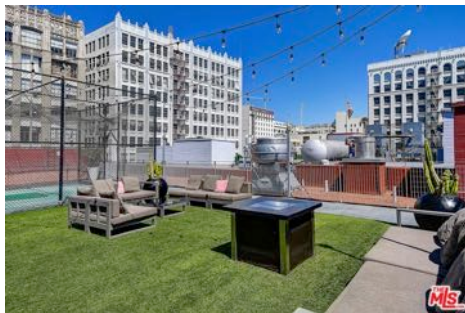
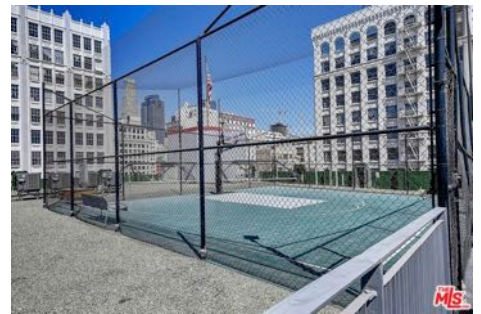
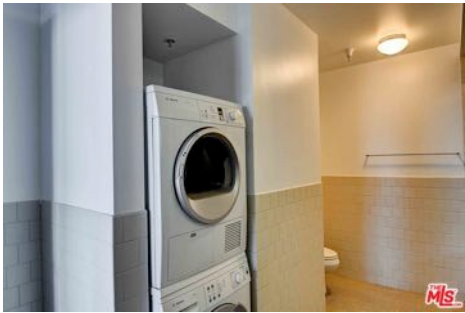
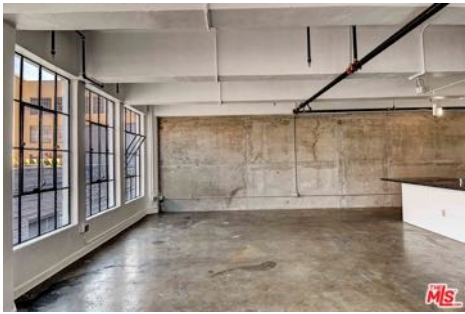
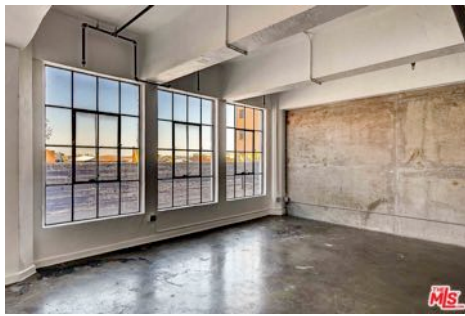
Baths 1.00
(1F 0T 0H 0Q)

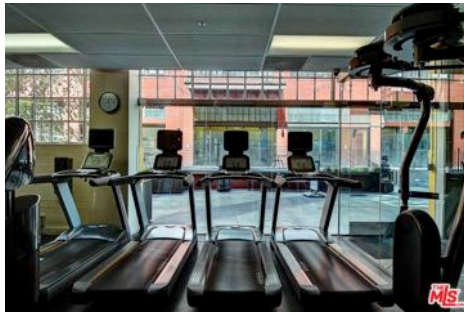
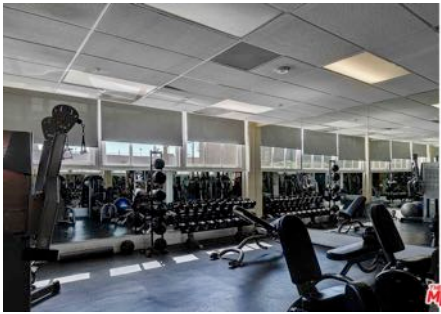
770/AS
Sqft

Condo/Co-op
LP \$499,000↓

Active







MLS

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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

100 S ALAMEDA ST #162
LOS ANGELES, CA 90012

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
735/VN Sqft

Condo/Co-op
LP \$499,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$678.91
Lot Size	138,016/VN
HOA Fee 1 & 2	\$456.00(Monthly)
MLS#	19-518128
APN	5163-001-059

Directions: Alameda St & 1st Street

Remarks: Savoy is a spectacular collection of new luxury condos and lofts spanning an entire city block at the heart of Downtown Los Angeles. Savoy offers 24hrs Security, slab granite countertops, pools, spa, sculptural gardens, lush landscaping, gated/monitored subterranean parking, sports cafe, screening room, library, fitness center, business center, conference room and Large skyline rooftop deck w/views of downtown.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Savoy
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Clubhouse, Concierge, Conference, Controlled Access, Elevator, Exercise Room, Gated Community, Guest Parking, 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	2005
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	303
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Automatic Gate, Carbon Monoxide Detector(s)
View	City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 28
List Date	10-07-2019	
List Price	\$499,000	
Orig List Price	\$519,000	
Status Date	10-07-2019	
Change Date/Type	10-25-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
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, Community Garage
Total Spaces	
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	Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Carpet
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	None
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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100 S ALAMEDA ST #162
LOS ANGELES, CA 90012

1
Beds

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

735/VN
Sqft

Condo/Co-op
LP \$499,000↓

Active



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

1100 Wilshire BLVD #2803
LOS ANGELES, CA 90017

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	750 Sqft
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Condo/Co-op
LP \$505,000 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$673.33
Lot Size	27,098
HOA Fee 1 & 2	\$894.00(Monthly)
MLS#	OC19146985MR
APN	5143-029-132

Directions: S Bixel St and Wilshire Blvd

Remarks: Experience high rise living w/ awe-inspiring views in this modern Live/Work loft featuring a separate elevated bedroom, 10'8" ceilings, open kitchen w/ stainless steel appliances, Euro cabinets, granite counters, Bosch washer/dryer, bamboo floors, Container Store closet organizer and 2 parking spaces. Amazing 17th floor Sky Deck includes heated infinity pool and spa, cabanas, lounge beds, wet bar, BBQ grills and seated fire pit cove. Other great amenities include state of the art fitness center, media/screening room, business center and 24 attended lobby. Live near everything DTLA has to offer: financial district, fine dining and entertainment, public transportation and the new Intercontinental Hotel at Wilshire Grand Center.

Exclusions: All personal property

Inclusions: All fixtures and fittings attached to the property

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	SEABREEZE
Pets Allowed/Rules	Call/Call for Rules
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Outdoor Cooking Area, pool, Security, Spa
Assoc Fees Include	
Community Features	Curbs, Sidewalks, Storm Drains, Street Lights, 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	1986
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	228
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Fire and Smoke Detection System, Gated, Gated Community with Guard, Guarded, Smoke Detector
View	City Lights, Mountains
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 136
List Date	06-21-2019	
List Price	\$505,000	
Orig List Price	\$539,000	
Status Date	06-21-2019	
Change Date/Type	09-24-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LACW
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.620
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Garage
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, Dryer, Ice Maker, Inside, Microwave, Refrigerator, Water Line to Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Cooktop - Gas, Microwave, Range
Disability Access	Other Main Level Modifications
Eating Areas	Dining Area
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	NoAssociation Pool, Community, In Ground
Spa	Community, In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, Inside

📍 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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1100 Wilshire BLVD #2803
LOS ANGELES, CA 90017

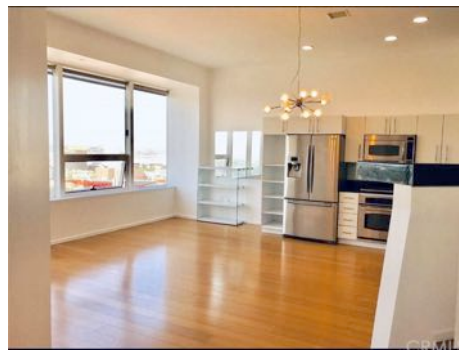
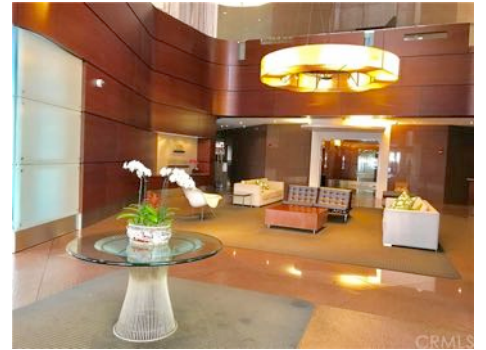
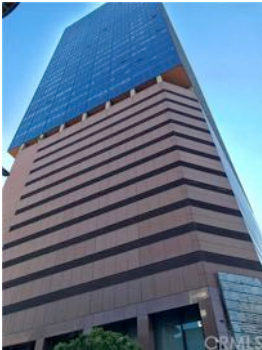
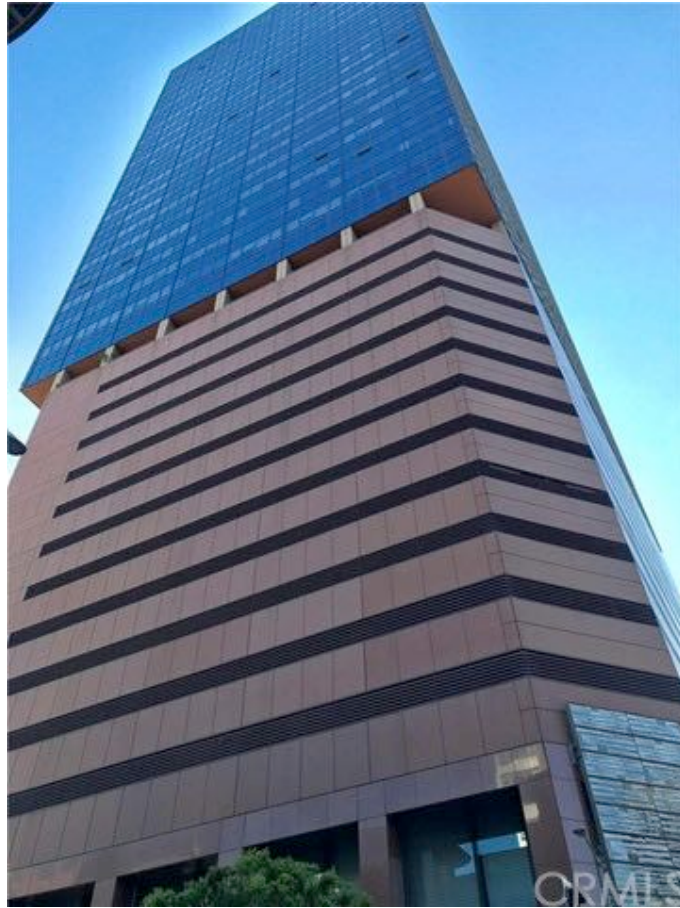
1
Beds

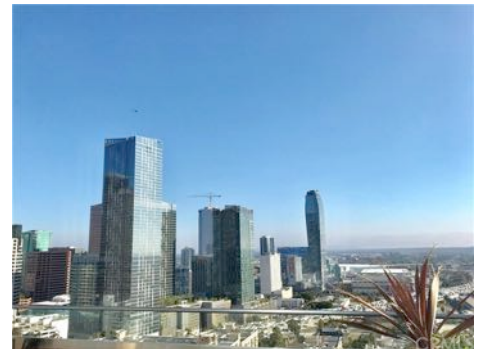
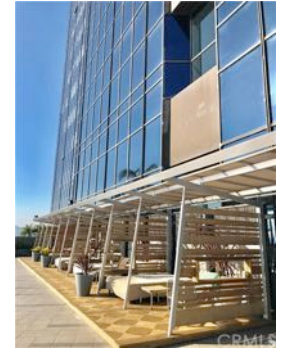
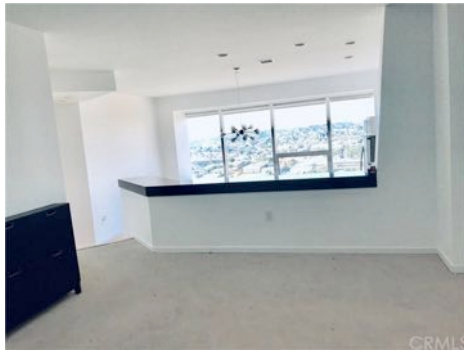
Baths 1.00
(1F 0T 0H 0Q)

750
Sqft

Condo/Co-op
LP \$505,000↓

Active







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