



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

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

171 N CHURCH LN #PH 19
LOS ANGELES, CA 90049

2
Beds

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

1,915/VN
Sqft

Condo/Co-op

LP \$1,288,000



Expected on Market	
Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$672.58
Lot Size	80,483/VN
HOA Fee 1 & 2	\$663.28(Monthly)
MLS#	20-541546
APN	4429-031-080

Directions: N. OF SUNSET, West of 405. Across from Angeleno Hotel & next to Luxe Hotel

Remarks: AMAZING ARCHITECTURAL PENTHOUSE,Boasting 20-foot ceilings and impressive 270-degree city to ocean views from the largest patio in the complex.This penthouse has a gorgeous 700 sq.ft. rooftop patio,perfect for entertain, feature reserved only for this corner unit.Recently remodeled Penthouse with lament Grey flooring in every room Sun bathed living room with fireplace,solarium with floor to ceiling glass & Cook's kitchen, newly equipped granite counter tops, stainless steel appliances and breakfast nook.Bedrooms are on the lower level,each with their own full bath, Master bath features a luxurious over sized step-in shower.The second level has a loft, perfect for third bedroom, or office and access to gorgeous huge patio. Unit is very quiet, double pane windows.This gated complex has lovely amenities, pool , sun deck, spa, sauna and fitness room.Zoned for eligibility for the BEST Brentwood schools.HOA includes water & earthquake insurance Gas fireplace is decorative only. NO COMMON WALL

Community/Development		Structure Info		Contract Info		DOM 36
Tax Mello Roos		Year Built/Source	1996	List Date	01-07-2020	
Complex/Assoc Name	MUSEM HEIGHTS	Stories	9	List Price	\$1,288,000	
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$1,288,000	
Highrise Amenities		Prop Subtype		Status Date	01-07-2020	
Assoc Amenities	Sun Deck	Units in Complex	66	Change Date/Type	01-28-2020/Back On Market	
Assoc Fees Include		Unit Floor #	7	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	Yes	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	Automatic Gate			
Short Term Rental Duration		View	City Lights			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.	Yes	Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR3	Parking Type	Community Garage	Contract Date		
Land Type		Total Spaces		Sold Date		
Land Lease Purchase		Covered Spaces	2	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	1/Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins
Flooring	Laminate
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	

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 © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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1645 N VINE ST #612
LOS ANGELES, CA 90028

2
Beds

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

1,910/AS
Sqft

Condo/Co-op

LP \$1,695,000



Active



Expected on Market	
Area	20 Hollywood
Subdivision	
List Price Per Sqft	\$887.43
Lot Size	22,500/AS
HOA Fee 1 & 2	\$1966.17(Monthly)
MLS#	19-532184
APN	5546-009-104

Directions: Corner of Hollywood Blvd. and Vine St.

Remarks: Get ready to be WOWed by this beautiful 2 bedroom loft! Experience the lifestyle at The Broadway Hollywood located at the famous Hollywood & Vine Intersection. Soaring ceiling, wall of glass and chef's kitchen. Old Hollywood charm with walls scaled for the most discerning of art collectors. The Broadway Hollywood is one of the city's most glamorous & historic landmark full service building which offers 24hr doorman, valet parking, rooftop pool, cabanas and gym. Walk to everything, including all the top restaurants, entertainment & nightlife that Hollywood has to offer. Located above Katsuya and across from the new hClub, W Hotel, Pantages, Equinox, Barry's Bootcamp, SoulCycle and Trader Joe's, just to name a few. Metro station across the street allows for 15 min easy commute to downtown and beyond. NY style living in the heart of LA! Mills-Act building offers significant property tax savings.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Broadway Hollywood
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	Concierge, Controlled Access, Door Person, Entrance Lobby, Passenger Elevator, Rooftop Sky Deck, Rooftop Spa, Rooftop Swimming Pool, Sun Deck, Trash Chute, Valet Parking
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Fire Pit, Fitness Center, Pool, Private Cabana, Spa, Sun Deck, Valet Parking
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	1928
Stories	12
Building Type	Condominium, High Rise
Prop Subtype	
Units in Complex	96
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	City
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 82
List Date	11-22-2019	
List Price	\$1,695,000	
Orig List Price	\$1,695,000	
Status Date	11-22-2019	
Change Date/Type	11-30-2019/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan	

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

Parking Details	
Parking Type	Valet
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/Appl	Built-Ins, Dishwasher, Dryer, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	Double Vanity(s)
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-Ins, Microwave, Oven, Range, Range Hood
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	Above Ground, Association Pool
Spa	Above Ground, 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	In Unit

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

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11829 MAYFIELD AVE #302

LOS ANGELES, CA 90049

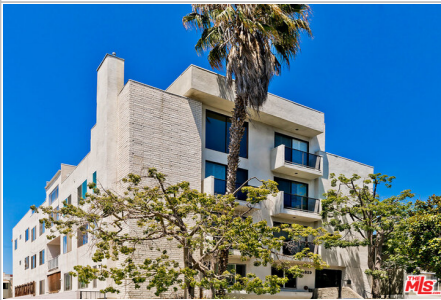
2
Beds

Baths 4.00
(4F 0T 0H 0Q)

1,884/VN
Sqft

Condo/Co-op

LP \$1,249,000↓



Expected on Market	
Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$662.95
Lot Size	9,608/VN
HOA Fee 1 & 2	\$495.00(Monthly)
MLS#	19-499082
APN	4265-015-145

Directions: North of Wilshire. South of Montana. West of Barrington. East of Bundy

Remarks: 2-Story Penthouse with loft. Bright unit with 21+ ft. high ceilings. Upgraded with granite counters and hardwood floors. Kitchen features breakfast area, stainless appliances and side by side washer & dryer in laundry area. Sunny Living room with fireplace, walls of windows and dining area. Bright mstr suite with great closets & granite and stone floored en-suite bath. Spacious 2nd bdrm is bright and private and features hardwood floors. Upstairs loft has 3/4 ba. and can be used as 3rd bdrm. It also leads to a private roof top sun deck w/ magnificent views of the city. Gates side by side parking and storage shed. Walking distance to shops, restaurants and market. Low monthly maintenance.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Mayfield Regency
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Elevator, Gated Parking
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.	Yes

Structure Info	
Year Built/Source	1981
Stories	3
Building Type	Condominium
Prop Subtype	
Units in Complex	9
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Gated, Smoke Detector
View	City, City Lights, Mountains
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 177
List Date	08-19-2019	
List Price	\$1,249,000	
Orig List Price	\$1,300,000	
Status Date	08-19-2019	
Change Date/Type	10-23-2019/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	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Controlled Entrance, Covered Parking, Deck(s), Door Opener, Garage - 2 Car, Gated, Subterr 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/Living Room
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Garbage Disposal, Refrigerator
Flooring	Hardwood, Stone Tile
Rooms	Center Hall, Entry, Living, Loft, Master Bedroom, Patio Open
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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171 N N. CHURCH LANE #PH17

Los Angeles, CA 90049

2
Beds

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

1,809
Sqft

Condo/Co-op

LP \$1,195,000



Expected on Market	
Area	6 Brentwood
Subdivision	Museum Heights
List Price Per Sqft	\$660.59
Lot Size	0
HOA Fee 1 & 2	\$702.10(Monthly), \$0.00(Monthly)
MLS#	SR20017920CN
APN	4429-031-079

OPEN HOUSE	02/15/2020 (1:00PM-4:00PM)
	02/16/2020 (1:00PM-4:00PM)

Directions: From Sunset Blvd., North on Church Lane

Remarks: Museum Heights!! Beautiful 2 Bedroom, 2 & 1/2 Bathroom Upgraded Townhome in a Gated Community. Fabulous Views of Downtown, Mountains, Hills and the Westside. Great Floor Plan that allows for Easy, Comfortable Living and Entertaining. Living Room has 20 foot ceilings, fireplace and solarium. Good size loft that can be used as an office and/or guest bedroom. Outdoor patio for sunbathing and BBQs. Kitchen, Dining Area and Laundry Area with Hookups. Included in Sale: Refrigerator, Stove, Microwave Oven, Dishwasher, Wine Cooler, Washer & Dryer. 2 Parking Spaces & Storage Space. Association Pool, Sundeck, Gym and Sauna. Association HOA Fees include EQ insurance and water.

Community/Development		Structure Info		Contract Info		DOM 19
Tax Mello Roos		Year Built/Source	1996/Assessor	List Date	01-24-2020	
Complex/Assoc Name	MUSEUM HEIGHTS	Stories		List Price	\$1,195,000	
Pets Allowed/Rules	N/A	Building Type	Townhouse, Attached	Orig List Price	\$1,195,000	
Highrise Amenities		Prop Subtype	Townhouse	Status Date	01-24-2020	
Assoc Amenities	Onsite Property Management, Sauna	Units in Complex	66	Change Date/Type	02-03-2020/Active	
Assoc Fees Include	Trash Paid, Water Paid, Earthquake Insurance	Unit Floor #		Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD		Financing	Cash, Cash To New Loan, Conventional, FHA, VA	
Rental Restrictions		Balcony		Possession	Close Of Escrow	
Short Term Rentals		Security	Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinklers, Smoke Detector			
Short Term Rental Duration		View	City Lights, Hills, Mountains			
Builders Tract Code		Style	Contemporary			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition	Updated/Remodeled			
		Sewer	Sewer			
		Water Type	Public, Water District			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning		Parking Type	Assigned, Garage Is Detached, Side By Side	Contract Date		
Land Type		Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.	Street Lighting, Storm Drains, Gated Community					
Lot Location						

➡ Interior Features	
# Fireplaces/Details	Living Room
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Electric Dryer Hookup, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Flooring	Laminate, Stone Tile
Rooms	Dining, Living, Loft
Levels	
Interior Features	Cathedral-Vaulted Ceilings, Open Floor Plan, Recessed Lighting
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
Common Walls	Attached
Cooking Appliances	Built-Ins, Gas, Microwave, Range
Disability Access	Doors - Swing In
Eating Areas	Formal Dining Rm
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	Association Spa
Tennis/Courts	
Patio	Roof Top Deck
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	Gas
Laundry	Inside

📍 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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849 S BROADWAY #611
LOS ANGELES, CA 90014

2
Beds

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

1,740/VN
Sqft

Condo/Co-op

LP \$1,249,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$717.82
Lot Size	22,842/VN
HOA Fee 1 & 2	\$1047.00(Monthly)
MLS#	19-517598
APN	5144-017-114

Directions: Corner of 9th and Broadway.

Remarks: Located in the historic Eastern Columbia building, one of the nation's finest examples of Art Deco architecture, is this beautiful two-bedroom, two-bathroom loft. Designed masterfully with the utmost efficiency, the layout of this corner residence is one of the most sought-after at the Eastern Columbia with large windows lining the North side of the loft, and a balcony overlooking the DTLA skyline to the West. Other notable features include a kitchen with stainless steel appliances, polished concrete floors, two full bathrooms, and one of the most iconic rooftop pool and pleasure decks offered in DTLA. The Eastern Columbia building is certified under the Mills Act affording each owner a considerable yearly property tax savings. It is an unparalleled investment with the neighborhood itself undergoing a complete transformation - the Broadway Trade Center, Erewhon, and Paul Smith all opening within 1 block, amongst a variety of other brand new high end retail stores and restaurant.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Eastern Columbia Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Concierge, Controlled Access, Elevator, Exercise Room, Fire Pit, Fitness Center, Gated Parking, Hot Water, Onsite Property Management, Pool, 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	1930
Stories	14
Building Type	Loft
Prop Subtype	
Units in Complex	147
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Fire Sprinklers
View	City, City Lights
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 115
List Date	10-04-2019	
List Price	\$1,249,000	
Orig List Price	\$1,249,000	
Status Date	10-04-2019	
Change Date/Type	01-02-2020/Back On Market	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
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, Controlled Entrance, Covered Parking, Door Opener, Garage Is Attached
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		➡ Exterior Features	
# Fireplaces/Details	Other	Pool	Association Pool
Furnished	Unfurnished	Spa	
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Apppl	Ceiling Fan, Dishwasher, Electric Dryer Hookup, Freezer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Other	Roofing	
		Fence	
		Sprinklers	
Flooring	Cement	Entry Location	
Rooms	Other	Exterior Constr	
Levels		Foundation	
Interior Features		Other Struc Feat	
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	Community
Disability Access			
Eating Areas			
220-Volt Location			
TV Services			
🌿 Green		📍 Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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Your Home Sold GUARANTEED or I'll Buy It*

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1601 N FULLER AVE #304
LOS ANGELES, CA 90046

2
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,727/VN
Sqft

Condo/Co-op

LP \$699,000

Active



Expected on Market	
Area	20 Hollywood
Subdivision	
List Price Per Sqft	\$404.75
Lot Size	11,541/VN
HOA Fee 1 & 2	\$475.00(Monthly)
MLS#	20-552094
APN	5550-016-037

OPEN HOUSE 02/16/2020 (1:00PM-4:00PM)

Directions: 1 Block North of Sunset Blvd and 1 block east of Hawthorn.

Remarks: A fabulous DESIGN OPPORTUNITY awaits in this spacious and light-filled Hollywood condo! Enter through the grand double doors to your formal foyer, and take in the sun-drenched living room. The concrete floors throughout are begging to be polished or wide-plank hardwood installed. The living area has ample space for formal dining, an office nook, and several conversation areas near the gas fireplace! With a built-in wet bar you could host some fabulous fetes! Bring your designer and contractor to view the adorable vintage kitchen + 3 bathrooms, and let your creative mind go wild! Building amenities include a rooftop heated pool and spa with 360 degree views! Two car tandem parking spots included. The walkability of this location is EVERYTHING: .3 miles to Runyon Canyon, 1 block from Rock N Roll Ralphs, walk to endless bars and restaurants! Welcome home!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Fuller Towers Condominium
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Elevator, Pool, Security, Spa, Sun Deck, 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.	No

Structure Info	
Year Built/Source	1985
Stories	1
Building Type	Condominium
Prop Subtype	
Units in Complex	25
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	City, City Lights, Mountains, Peek-A-Boo, Walk Street
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 5
List Date	02-07-2020	
List Price	\$699,000	
Orig List Price	\$699,000	
Status Date	02-07-2020	
Change Date/Type	02-08-2020/New Listing	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Rent Control
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage - 2 Car, Subterranean
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/Gas
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Range/Oven, Washer
Flooring	Cement
Rooms	Breakfast Area, Dining Area, Master Bedroom, Powder
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	2 Master Bedrooms
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	Breakfast 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	Heated
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	Gardner Street Elementary
Junior HS	Hubert Howe Bancroft
Senior HS	Hollywood Senior High
Waterfront	
Water District	

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654 N Virgil AVE #301
LOS ANGELES, CA 90004

3
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,701/DV
Sqft

Condo/Co-op

LP \$950,000



Active



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$558.50
Lot Size	
HOA Fee 1 & 2	\$465.49(Monthly)
MLS#	19-528104
APN	UNAVAILABLE

Directions: Corner of Virgil and Melrose

Remarks: The creative wave lifting Los Angeles' Virgil Village is alive and well in local builder 4Site's 24 unit condo project Cha Cha Cha. Paying homage to the beloved Caribbean restaurant (The Cha Cha Cha) the development replaced with it's pristine white lines, turquoise accents and tropical murals which grace the modern industrial structure. This prized unit is 3 bedroom, 3 bath with a 352 sq foot balcony overlooking Griffith Park Observatory, the Hollywood sign and everything exciting in Virgil Village. Seconds to Sqirl, Melody, Jewel and Roam to name just a few. Clean lines and functionality are at every turn in this carefully designed 3 leveled gem. Modern amenities abound with stainless steel appliances and washer and dryer in each unit. Not to mention a gym, 2 car parking, storage unit and wifi. Welcome to your new home in this urban oasis!

Community/Development		Structure Info		Contract Info		DOM 97
Tax Mello Roos		Year Built/Source	2019	List Date	11-07-2019	
Complex/Assoc Name	Cha Cha Cha	Stories	3	List Price	\$950,000	
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$950,000	
Highrise Amenities		Prop Subtype		Status Date	11-07-2019	
Assoc Amenities	Elevator, Fitness Center, Guest Parking, Pool	Units in Complex	24	Change Date/Type	11-15-2019/Active	
Assoc Fees Include		Unit Floor #	3	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	None			
Short Term Rental Duration		View	Hills			
Builders Tract Code		Style	Modern			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning		Parking Type	Assigned	Contract Date		
Land Type		Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces	2	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Other
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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200 N SAN FERNANDO RD #115

LOS ANGELES, CA 90031

1
Beds

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

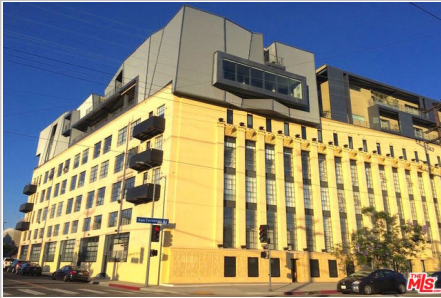
1,700/VN
Sqft

Condo/Co-op

LP \$615,000



Active



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$361.76
Lot Size	63,148/VN
HOA Fee 1 & 2	\$520.00(Monthly)
MLS#	20-551258
APN	5447-013-018

Directions: San Fernando Rd at Humboldt St

Remarks: Live/work industrial warehouse style 2-story Alta Lofts condominium unit with ultra-high 17-ft ceilings, wall of windows, giant roll-up warehouse style door, open plan, stainless appliances, granite counter tops, polished concrete floor.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Alta Homeowners Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Banquet, Conference, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Meeting Room, Outdoor Cooking Area, Picnic Area, 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	1925
Stories	6
Building Type	Condominium, Loft
Prop Subtype	
Units in Complex	104
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	Gated, Gated Community with Guard
View	Hills, Walk Street
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 7
List Date	02-05-2020	
List Price	\$615,000	
Orig List Price	\$615,000	
Status Date	02-05-2020	
Change Date/Type	02-05-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAUI(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	Community Garage
Total Spaces	1
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, Central
Heating	Central, Forced Air
Equip/Appl	Dishwasher, Garbage Disposal, Microwave, Range/Oven
Flooring	Cement
Rooms	Art Studio, Breakfast Area, Den, Den/Office, Dining Area, Dressing Area, Great Room, Living, Loft, Master Bedroom, 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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11500 TENNESSEE AVE #309

LOS ANGELES, CA 90064

2
Beds

Baths 3.00
(3F 0T 0H 0Q)

1,610/VN
Sqft

Condo/Co-op

LP \$1,149,000



Expected on Market	
Area	7 West L.A.
Subdivision	
List Price Per Sqft	\$713.66
Lot Size	79,461/VN
HOA Fee 1 & 2	\$441.42(Monthly)
MLS#	20-547972
APN	4260-024-051

OPEN HOUSE 02/16/2020 (1:00PM-4:00PM)

Directions: On Tennessee South of Olympic, North of Pico, West of Sawtelle. Google maps.

Remarks: Incredible 2 story 1600+ sqft 2 bed, 3 bath live/work loft w/ den in the heart of West LA. A freshly painted canvas w/ soaring ceilings, loads of easterly light & views of Century City. Hunter Douglas blinds, freshly polished concrete floors, stone countertops, & stainless appliances. Kitchen features an oversized sink, soft close drawers, cabinet lighting, eat-in island, & GE Cafe range, oven, & microwave. Brand new carpets in upstairs en suite bedrooms. Master suite has walk-in closet, oversized tub, walk-in shower, & dual sink vanities w/ soft close drawers. Stacked Bosche washer/dryer inside unit. Nest thermostat, & high-speed fiber-optic Internet ready. 2-car tandem parking in underground secured community garage w/ guest parking & electric car charging stations, & secure package delivery system. Building includes top-notch gym, jacuzzi, BBQ area, & low HOA dues. Close proximity to the new Expo Metro line, 405 Freeway, Little Sawtelle, shops, restaurants, & entertainment.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	T-Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Exercise Room, Gated Parking, Guest Parking, Outdoor Cooking Area, Spa
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	2009
Stories	4
Building Type	Loft
Prop Subtype	
Units in Complex	84
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Fire Sprinklers, Smoke Detector
View	City Lights
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 14
List Date	01-29-2020	
List Price	\$1,149,000	
Orig List Price	\$1,149,000	
Status Date	01-29-2020	
Change Date/Type	02-06-2020/Active	
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	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Gated Underground, 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	Air Conditioning, Central
Heating	Central
Equip/Appl	Built-Ins, Cable, Ceiling Fan, Dishwasher, Dryer, Electric Dryer Hookup, Garbage Disposal, Microwave, Range/Oven
Flooring	Carpet, Cement, Ceramic Tile, Mixed
Rooms	Den/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	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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654 N Virgil AVE #318

LOS ANGELES, CA 90004

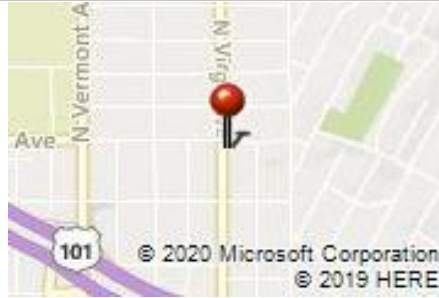
3
Beds

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

1,544/DV
Sqft

Condo/Co-op

LP \$820,000



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$531.09
Lot Size	
HOA Fee 1 & 2	\$457.14(Monthly)
MLS#	20-544482
APN	UNAVAILABLE

Directions: Corner of Virgil and Melrose

Remarks: The creative wave lifting Los Angeles' Virgil Village is alive and well in local builder 4Site's 24 unit condo project Cha Cha Cha. Paying homage to the beloved Caribbean restaurant (The Cha Cha Cha) the development replaced with it's pristine white lines, turquoise accents and tropical murals which grace the modern industrial structure. This 3 bedroom, 3 bath is central to everything exciting in Virgil Village. Seconds to Sqirl, Melody, Jewel and Roam to name just a few. Clean lines and functionality are at every turn in this carefully designed 3 leveled gem. Modern amenities abound with stainless steel appliances and washer and dryer in each unit. Not to mention a balcony, gym, 2 car parking, storage unit and wifi. Welcome to your new home in this urban oasis!

🏡 Community/Development		🏠 Structure Info		📁 Contract Info		DOM 27
Tax Mello Roos		Year Built/Source	2019	List Date	01-16-2020	
Complex/Assoc Name	Cha Cha Cha	Stories	3	List Price	\$820,000	
Pets Allowed/Rules	Yes	Building Type	Condominium	Orig List Price	\$820,000	
Highrise Amenities		Prop Subtype		Status Date	01-16-2020	
Assoc Amenities	Elevator, Fitness Center, Guest Parking, Pool	Units in Complex	24	Change Date/Type	01-24-2020/Active	
Assoc Fees Include		Unit Floor #	3	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	None			
Short Term Rental Duration		View	Hills			
Builders Tract Code		Style	Modern			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
📍 Land/Lot Info		🚗 Parking Details		📄 Sale/Sold Info		
Zoning		Parking Type	Assigned	Contract Date		
Land Type		Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces	2	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage		Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Other
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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