



# 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 \$615,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	1375 Lincoln Heights
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$361.76
<b>Lot Size</b>	63,148/VN
<b>HOA Fee 1 &amp; 2</b>	\$520.00(Monthly)
<b>MLS#</b>	20-551258
<b>APN</b>	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	
<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, Banquet, Conference, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Meeting Room, Outdoor Cooking Area, Picnic Area, Security
<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, Loft
<b>Prop Subtype</b>	
<b>Units in Complex</b>	104
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Gated, Gated Community with Guard
<b>View</b>	Hills, 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 4
<b>List Date</b>	02-05-2020	
<b>List Price</b>	\$615,000	
<b>Orig List Price</b>	\$615,000	
<b>Status Date</b>	02-05-2020	
<b>Change Date/Type</b>	02-05-2020/New Listing	
<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>	None
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Community Garage
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	0
<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
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	

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

**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



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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 2
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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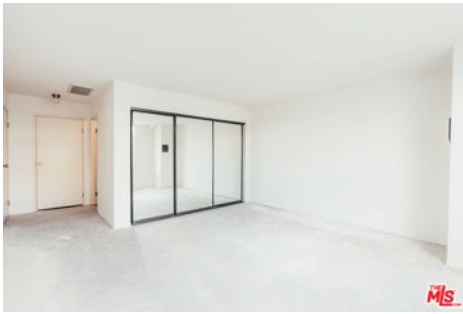
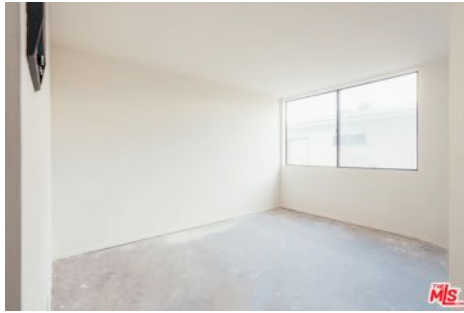
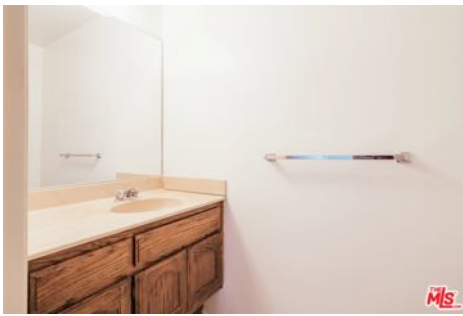
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# Your Home Sold GUARANTEED or I'll Buy It\*

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**1130 S FLOWER ST #115**  
LOS ANGELES, CA 90015

2  
Beds

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

2,149/AS  
Sqft

Condo/Co-op

LP \$999,000



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$464.87
<b>Lot Size</b>	44,570/AS
<b>HOA Fee 1 &amp; 2</b>	\$999.00(Monthly)
<b>MLS#</b>	19-539026
<b>APN</b>	5138-014-035

**OPEN HOUSE** 02/09/2020 (1:00PM-4:00PM)

**Directions:** Flower St Between 11th and 12th St.

**Remarks:** Large & Open 2 level loft home at the Flower Street Lofts in South Park, downtown's most vibrant & trendiest neighborhood. Unit #115 is a gorgeous live/work loft home w/ 2 Bedrooms both w/ en-suite bathrooms, in unit washer & Dryer. 1 bedroom has been sound proofed, perfect sound studio. 2 reserved parking spaces (not tandem). Authentic industrial loft filled w/ expansive windows, exposed ceilings, concrete floors, gourmet kitchen, & well appointed bathrooms. high speed internet, cable TV, & 2 parking spaces covered with HOA dues. Conveniently located within walking distance to upcoming Oceanwide Plaza, Staples Center & LA Live, Hygge Bakery, Rivera, Palm Restaurant, Starbucks, Ralph's & and a host of other fine dining and entertainment options. This loft home can ideally be used as both a corporate office and/or a home.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Flower St Lofts HOA
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access
<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>	2003
<b>Stories</b>	0
<b>Building Type</b>	Condominium, Conversion
<b>Prop Subtype</b>	
<b>Units in Complex</b>	91
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Carbon Monoxide Detector(s), Gated, Prewired for alarm system
<b>View</b>	City Lights
<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 38
<b>List Date</b>	12-27-2019	
<b>List Price</b>	\$999,000	
<b>Orig List Price</b>	\$999,000	
<b>Status Date</b>	12-27-2019	
<b>Change Date/Type</b>	01-10-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

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

Parking Details	
<b>Parking Type</b>	Above Street Level, Assigned, Community Garage, Controlled Entrance, Detached
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<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/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement, Hardwood
Rooms	2nd Story Family Room, Breakfast Bar, Family, Great Room, Living, Loft, Master Bedroom, Two Masters
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, 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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1130 S FLOWER ST #115  
LOS ANGELES, CA 90015

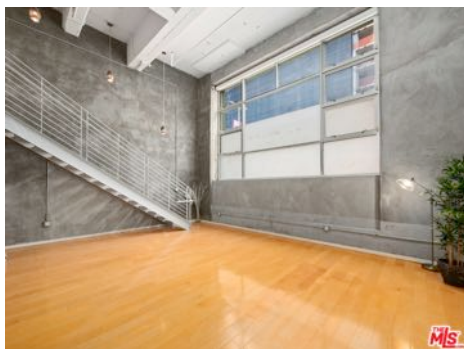
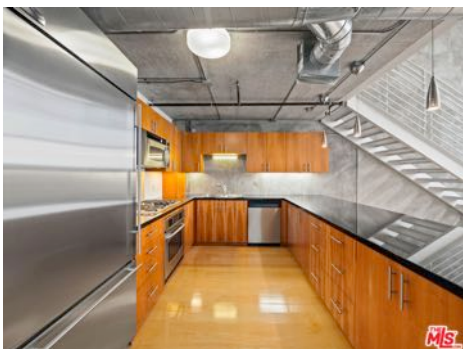
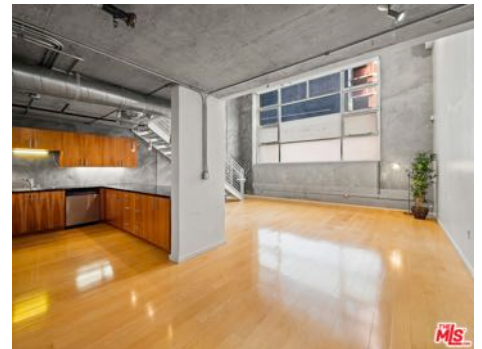
2  
Beds

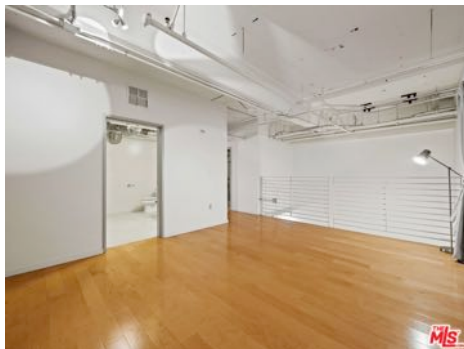
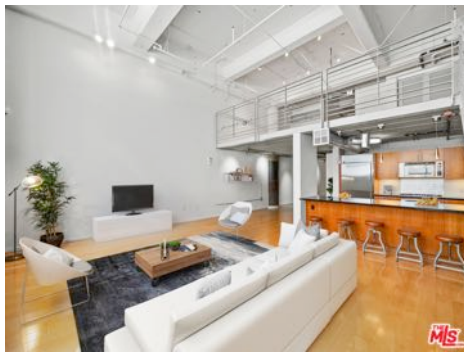
Baths 2.00  
(2F 0T 0H 0Q)

2,149/AS  
Sqft

Condo/Co-op  
LP \$999,000

Active





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**1130 FLOWER ST #311**  
LOS ANGELES, CA 90015

**1** Beds  
**Baths 2.00**  
(1F 0T 1H 0Q)  
**1,316/VN** Sqft

Condo/Co-op  
**LP \$625,000** **Active**



Expected on Market	
Area	23 Metropolitan
Subdivision	
List Price Per Sqft	\$474.92
Lot Size	44,570/VN
HOA Fee 1 & 2	\$920.00(Monthly)
MLS#	19-530468
APN	5138-014-080
<b>OPEN HOUSE</b> 02/09/2020 (1:00PM-4:00PM)	

**Directions:** ON FLOWER AND 11TH STREET. NEXT TO THE PALM RESTAURANT

**Remarks:** Authentic Flower Street Loft. Welcome home to the former UPS building, now an architectural delight! 1 bedroom + 2 bathroom. Half bath off hallway is perfect for guests. LIVE / WORK the space is perfect for entertaining. Over sized living room/dining room offers exciting possibilities, with room to move, paint, dance, and play, ~1300 sqft of living space. Unit boasts high ceilings, concrete floors, large kitchen with stone counters, stainless steel appliances and large windows. Wall-less bedroom features renovated ensuite master bathroom w/soaking tub + subway tile shower in-unit washer/dryer and lots of storage space. Enjoy the HEART of South Park. Close to LA LIVE, Staples Center, Movies, Entertainment, Shopping, Night Life, Restaurants, MetroLink Station, and more. 2 gated Parking spaces is INCLUDED. Small Pets are OK.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	FLOWER STREET LOFTS HOA
Pets Allowed/Rules	Call
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.	No

Structure Info	
Year Built/Source	2003
Stories	4
Building Type	Single Level
Prop Subtype	
Units in Complex	91
Unit Floor #	3
Unit Location	CORNER
PUD	No
Balcony	N/A
Security	Gated
View	Tree Top, Walk Street
Style	Modern
Entry Floor #	
Exposure	East
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 66
List Date	12-05-2019	
List Price	\$625,000	
Orig List Price	\$625,000	
Status Date	12-05-2019	
Change Date/Type	12-13-2019/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	Yes	
Lease Option	Yes	
Financing	Cash To Existing Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Gated
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	Cable, Dishwasher, Garbage Disposal, Hood Fan, Microwave, Range/Oven
Flooring	Cement
Rooms	Dining Area, 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	Other
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	634/D6
School District	
Elementary	LAUSD
Junior HS	LAUSD
Senior HS	LAUSD
Waterfront	None
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

1130 FLOWER ST #311  
LOS ANGELES, CA 90015

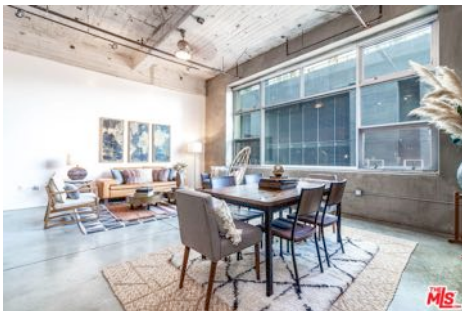
1  
Beds

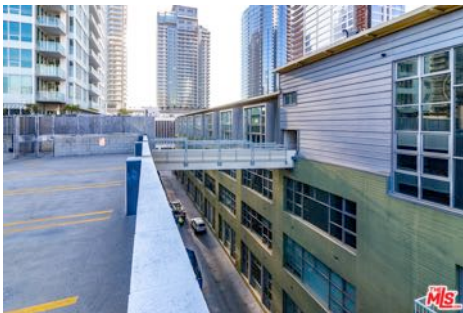
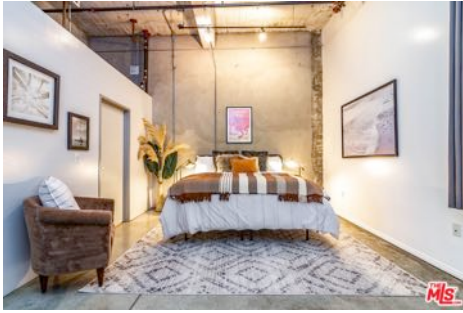
Baths 2.00  
(1F 0T 1H 0Q)

1,316/VN  
Sqft

Condo/Co-op  
LP \$625,000

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

**1** Beds  
**Baths 2.00**  
(1F 0T 1H 0Q)  
**1,258** Sqft

Condo/Co-op  
**LP \$599,900** **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$476.87
<b>Lot Size</b>	44,570
<b>HOA Fee 1 &amp; 2</b>	\$952.00(Monthly)
<b>MLS#</b>	SB20024908MR
<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 5
<b>List Date</b>	02-04-2020	
<b>List Price</b>	\$599,900	
<b>Orig List Price</b>	\$599,900	
<b>Status Date</b>	02-04-2020	
<b>Change Date/Type</b>	02-04-2020/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

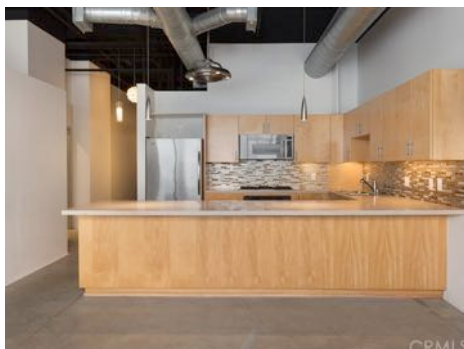
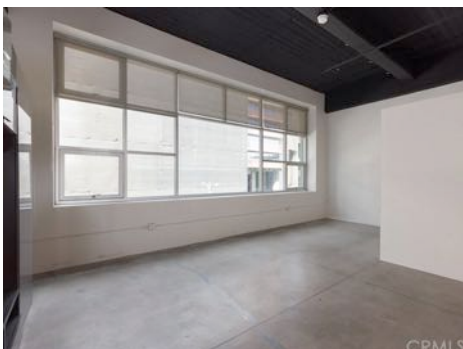
1  
Beds

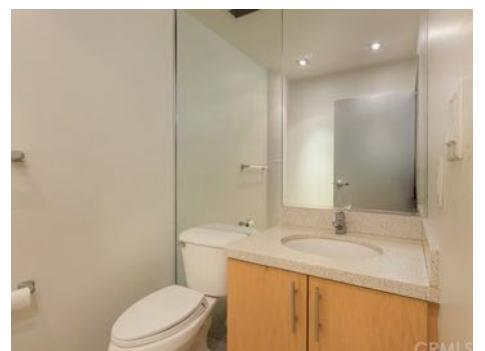
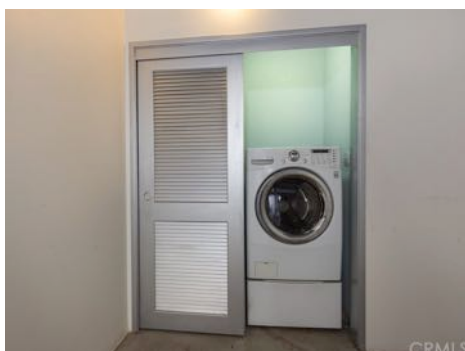
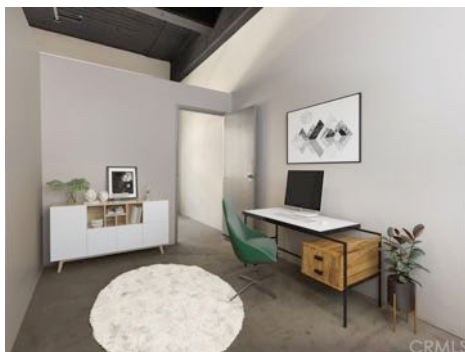
Baths 2.00  
(1F 0T 1H 0Q)

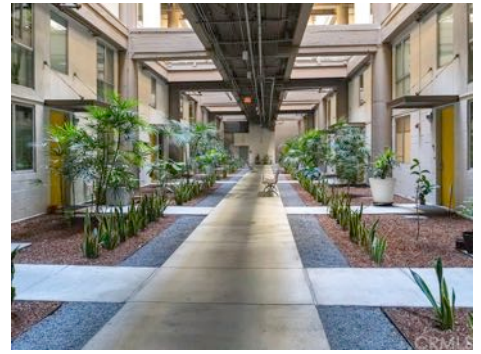
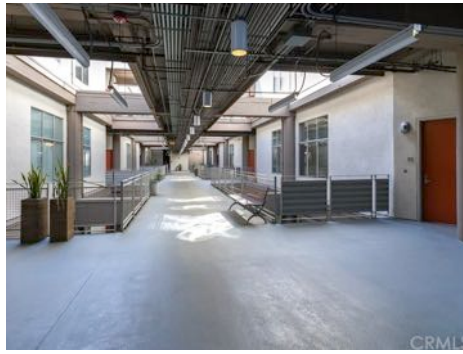
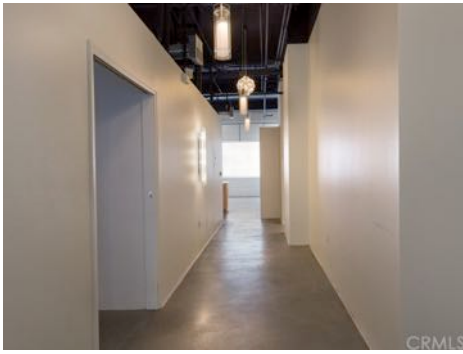
1,258  
Sqft

Condo/Co-op  
LP \$599,900

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 164
List Date	08-29-2019	
List Price	\$645,000	
Orig List Price	\$650,000	
Status Date	08-29-2019	
Change Date/Type	12-22-2019/Extended	
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

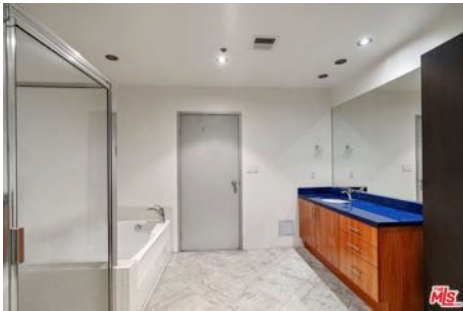
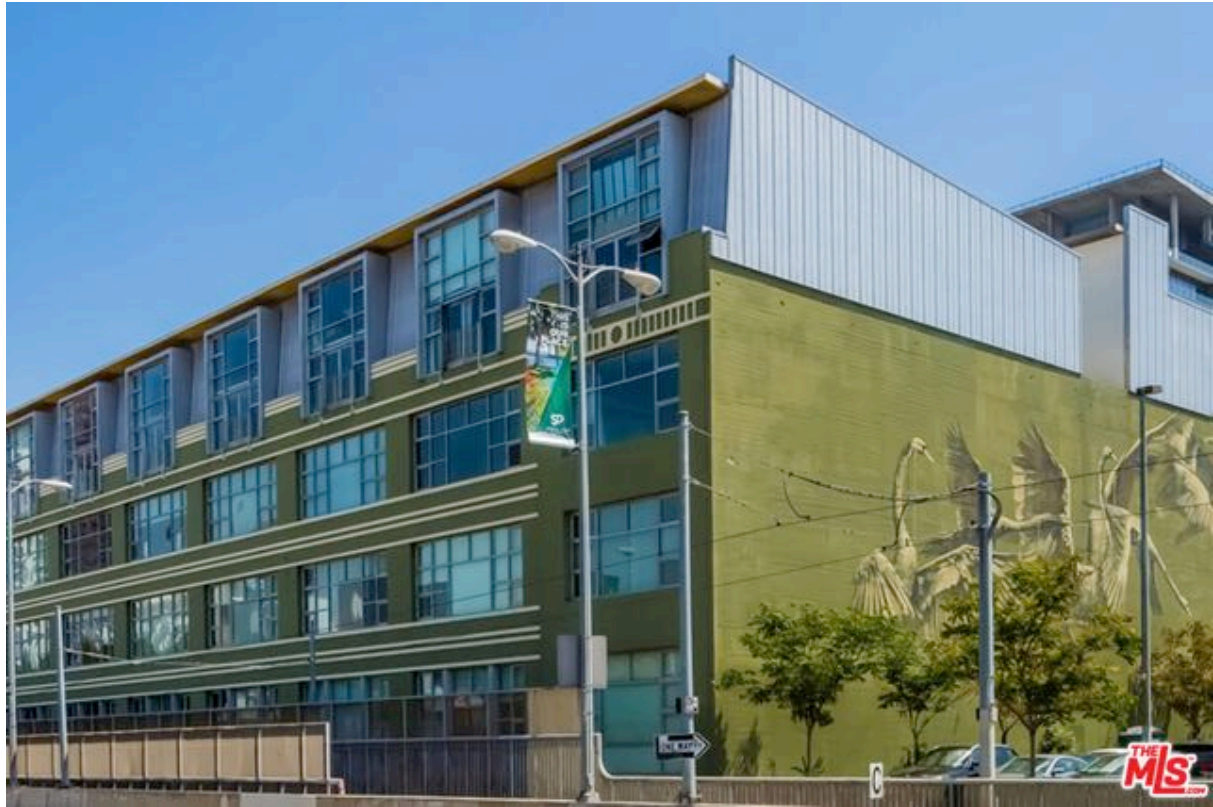
1  
Beds

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

**654 N Virgil AVE #318**  
LOS ANGELES, CA 90004

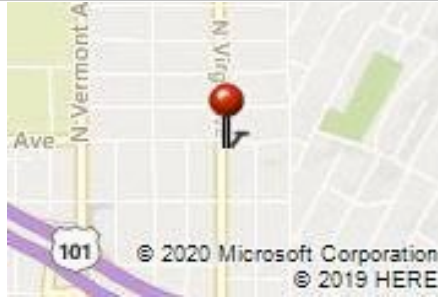
3  
Beds

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

1,544/DV  
Sqft

Condo/Co-op

LP \$820,000



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

**OPEN HOUSE** 02/09/2020 (1:00PM-4:00PM)

## 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 Sqrl, 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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Cha Cha Cha
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Elevator, Fitness Center, Guest Parking, Pool
<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>	2019
<b>Stories</b>	3
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	24
<b>Unit Floor #</b>	3
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	None
<b>View</b>	Hills
<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 24
<b>List Date</b>	01-16-2020	
<b>List Price</b>	\$820,000	
<b>Orig List Price</b>	\$820,000	
<b>Status Date</b>	01-16-2020	
<b>Change Date/Type</b>	01-24-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	
<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>	

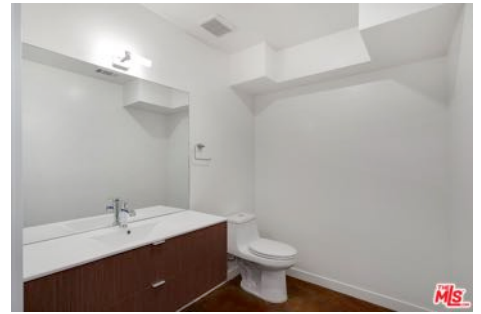
➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
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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# Your Home Sold GUARANTEED or I'll Buy It\*

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

**1130 S FLOWER ST #215**  
LOS ANGELES, CA 90015

1  
Beds

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

1,260/VN  
Sqft

Condo/Co-op

**LP \$675,000**

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$535.71
Lot Size	44,570/VN
HOA Fee 1 & 2	\$950.00(Monthly)
MLS#	19-532672
APN	5138-014-063

**Directions:** Corner of 11th St and Flower St

**Remarks:** Large Open Loft Heart of Los Angeles. Concrete Floors, Large Master Bath with Walk-in Closet. Den/Office space added. Two Separate parking space. Walking distance from Ralph's, Restaurants, Staple center, Hope street park, and FIDM, etc. The building is pet-friendly and metro stop just right by. HOA fees included 2 assigned parking spaces in a gated parking structure.

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	0
Building Type	Loft
Prop Subtype	
Units in Complex	91
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access, Fire Sprinklers, Gated, Smoke Detector
View	Other
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 75
List Date		11-26-2019
List Price		\$675,000
Orig List Price		\$675,000
Status Date		11-26-2019
Change Date/Type		12-04-2019/Active
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	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	

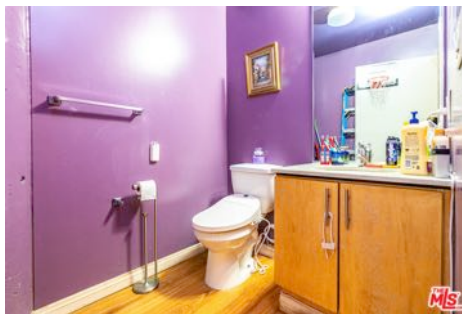
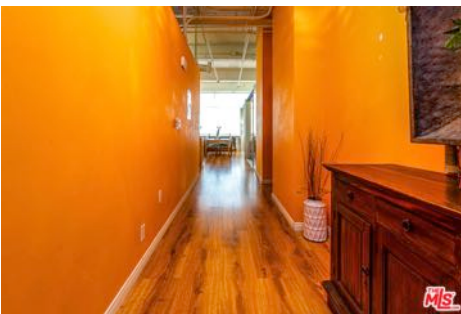
➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
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	

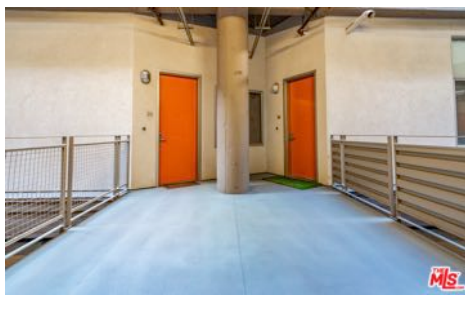
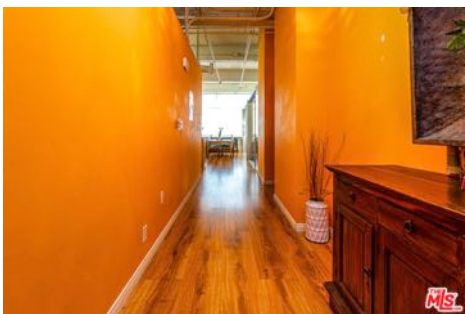
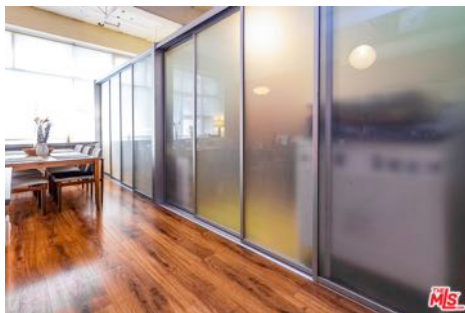
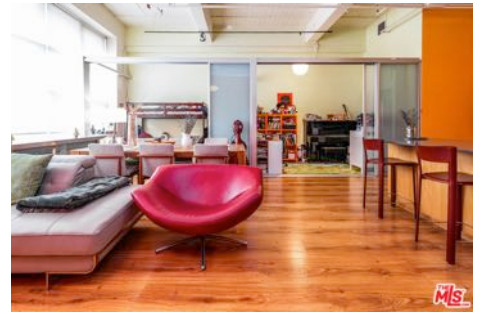
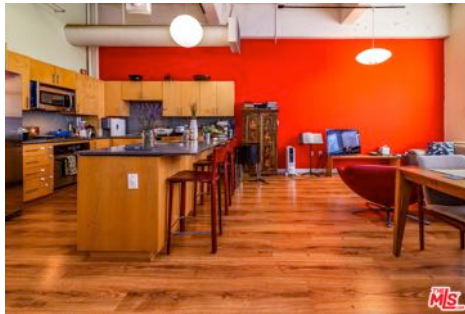
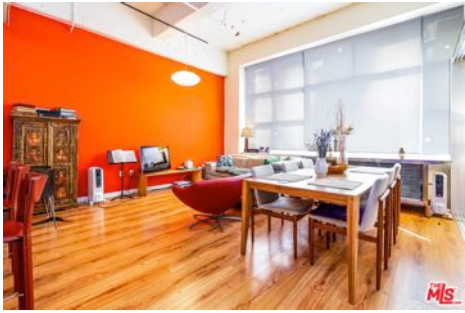
➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

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

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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

**420 S SAN PEDRO ST #211**  
LOS ANGELES, CA 90013

**1 Beds**      **Baths 1.00 (1F 0T 0H 0Q)**      **1,110/VN Sqft**

Condo/Co-op  
**LP \$599,000**      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$539.64
Lot Size	76,377/VN
HOA Fee 1 & 2	\$634.68(Monthly)
MLS#	20-550862
APN	5147-005-057

**Directions:** 2nd to Los Angeles to San Pedro

**Remarks:** First time on market in nearly a decade: Quintessential DTLA loft is edgy and sophisticated. Industrial concrete vibe enhanced by updated kitchen and brand new floors. Soaring 12' ceilings throughout give a high volume, open feel. Over-sized steelcase windows frame the amazing skyline view and sunsets. Unique to this unit is a master retreat: remote from the public rooms and at the back of the unit, providing a quiet and tranquil sanctuary from the city. Public rooms invigorate and the sleeping chamber recharges; an amazing living space. The complex is gated and monitored w/ 25 (NO JOKE) guest parking spaces, a beautiful swimmer's pool and hot tub, a community BBQ area, a dog run, gym and more. Great common grounds: open air lounge/patio. Adjacent to Little Tokyo, Arts District and Gallery Row.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts
Pets Allowed/Rules	Yes/Call for Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Elevator, Exercise Room, Gated Community, Gated Community Guard, Gated Parking, Guest Parking, Picnic Area, Pool, 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	1922
Stories	6
Building Type	Condominium
Prop Subtype	
Units in Complex	165
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Gated, Gated Community with Guard, Guarded
View	City Lights
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 4
List Date	02-05-2020	
List Price	\$599,000	
Orig List Price	\$599,000	
Status Date	02-05-2020	
Change Date/Type	02-05-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAM2
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, Garage - 1 Car, Parking for Guests, Parking for Guests - Onsite
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
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, Elevator, Freezer, Range/Oven, Refrigerator, Washer
Flooring	Hardwood, Tile
Rooms	Dining Area, Living, Master Bedroom
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Master Bedroom, Master Retreat, 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	Association Pool, Heated, In Ground
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	check with city
Junior HS	check with city
Senior HS	check with city
Waterfront	
Water District	

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420 S SAN PEDRO ST #211  
LOS ANGELES, CA 90013

1  
Beds

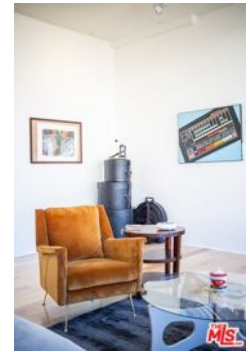
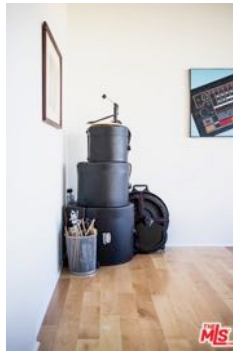
Baths 1.00  
(1F 0T 0H 0Q)

1,110/VN  
Sqft

Condo/Co-op  
LP \$599,000

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

**1100 S GRAND AVE #A209**  
LOS ANGELES, CA 90015

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,287/DV Sqft**

Condo/Co-op      **LP \$698,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$542.35
<b>Lot Size</b>	18,467/VN
<b>HOA Fee 1 &amp; 2</b>	\$542.00(Monthly)
<b>MLS#</b>	20-550060
<b>APN</b>	5139-020-048

**OPEN HOUSE** 02/09/2020 (1:00PM-4:00PM)

**Directions:** Corner of 11th Street and Grand Ave.

**Remarks:** Grand Lofts is located in the vibrant South Park community in Downtown LA. This charming live-work loft has over 1200 square feet of limitless possibility including 2 full bathrooms, 2 closets, 2 side-by-side covered parking spaces, an in-unit washer and dryer, and interior balcony. The charming unit also includes modern hardwood floors, original concrete columns, floor to ceiling windows, an open kitchen with stainless steel appliances, and high exposed ceilings that epitomize downtown loft living. The unit is walking distance to the Staples Center and LA Live, LA Convention Center, Microsoft Theater, FIDM, Metro, Whole Foods, Macy's the Bloc, Figat7th, Starbucks, Prank Bar, and much more. Luxury amenities include a lap pool, indoor-outdoor social spaces, a movie lounge area, fitness center, beach volley ball, basketball half court, business center with conference rooms, multiple BBQ dining areas, a dog park with pet care stations, and an event kitchen space with private dining area.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Grand Lofts
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Pet Rules, Basketball Court, Controlled Access, Fire Pit, Fitness Center, Meeting Room, Outdoor Cooking Area, Picnic Area, Pool, Spa, Sun Deck, Other
<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>	2005
<b>Stories</b>	7
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	66
<b>Unit Floor #</b>	2
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinklers, Other
<b>View</b>	Other
<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 2
<b>List Date</b>	02-07-2020	
<b>List Price</b>	\$698,000	
<b>Orig List Price</b>	\$698,000	
<b>Status Date</b>	02-07-2020	
<b>Change Date/Type</b>	02-07-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

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

Parking Details	
<b>Parking Type</b>	Assigned, Side By Side
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<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	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Ice Maker, Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Washer, Other
Flooring	Hardwood, Tile
Rooms	Breakfast Bar, Loft, Utility, Walk-In Closet, 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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LOS ANGELES, CA 90015

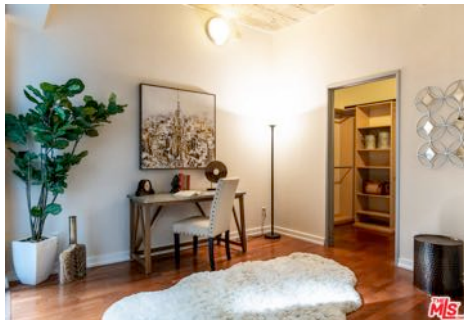
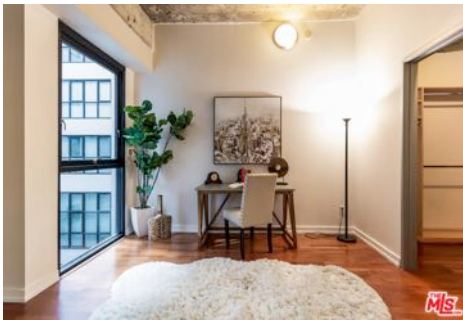
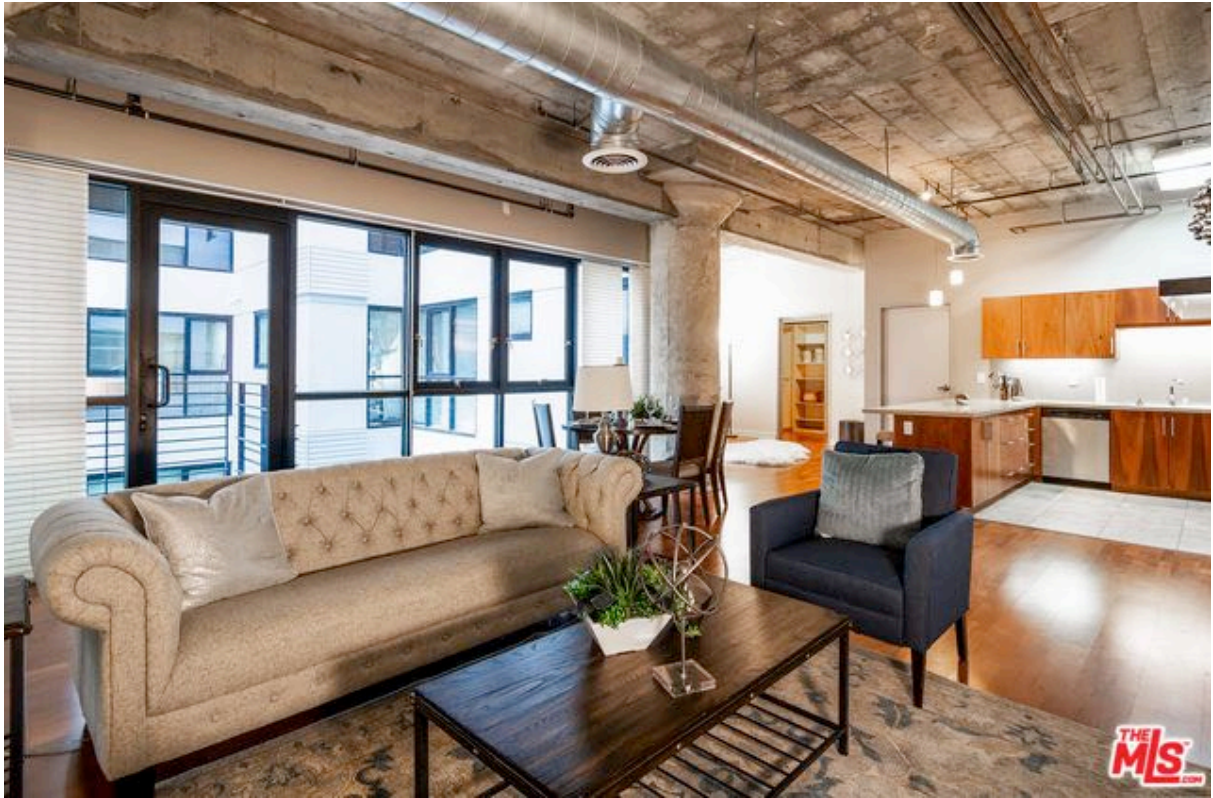
2  
Beds

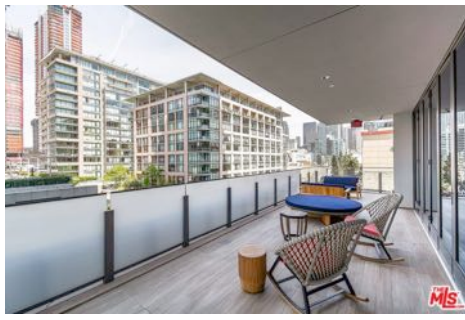
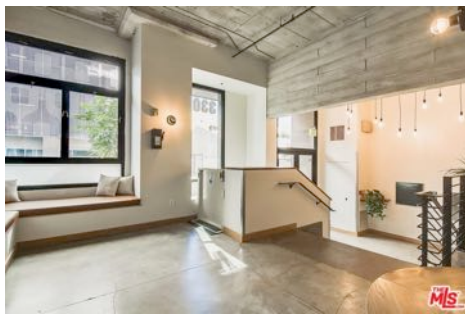
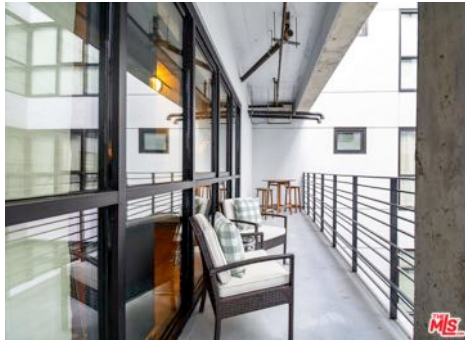
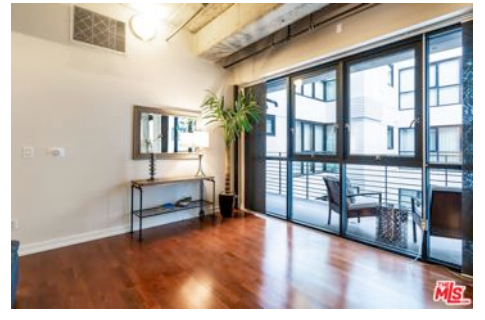
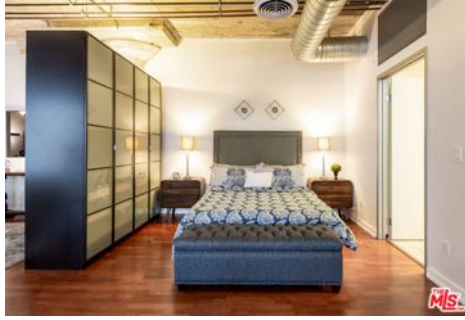
Baths 2.00  
(2F 0T 0H 0Q)

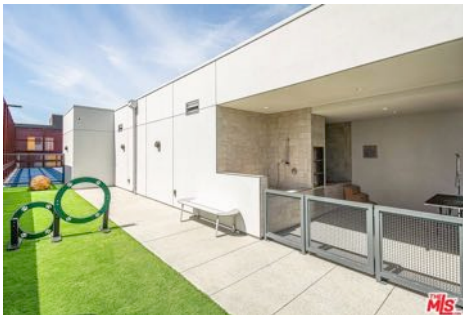
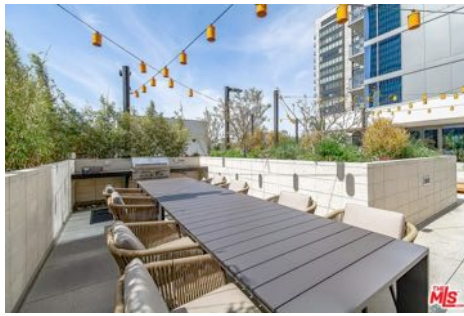
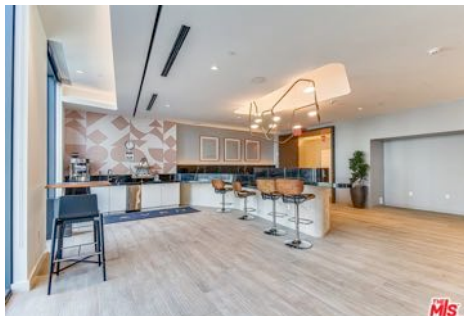
1,287/DV  
Sqft

Condo/Co-op  
LP \$698,000

Active









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