



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

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

889 Francisco ST #3107
LOS ANGELES, CA 90017

1
Beds

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

526/BL
Sqft

Condo/Co-op

LP \$459,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$872.62
Lot Size	98,914
HOA Fee 1 & 2	\$791.00(Monthly)
MLS#	AR20174989MR
APN	5144-032-086

Directions: Between 8th St. and 9th St. Guest parking available, entrance is on left-hand corner of Metropolis turnaround. Park on B1 in visitor parking.

Remarks: Welcome home to the iconic METROPOLIS in DTLA! Enjoy the luxurious high-rise living in the heart of DTLA! This 31st floor/ Southeast facing / 1 bedroom/1 bathroom residence bring you a spectacular panoramic full-window view of City Skyline. The unit features a bright open layout with oak flooring, high-end finishes including Caesarstone countertops and top-of-the-line appliances, in-unit laundry with a stackable Bosch washer and dryer. The unit includes one assigned parking and one storage space. Conveniently walking distance to near award-winning restaurants, shopping, LA Live, Staples Center. Resort-style Amenities: outdoor oasis pool/spa with cabanas, fire pits, dog park, billiards room, movie theater, BBQ, steam room, Yoga/cycling studio, business center, 24-hour security and lobby concierge. HOA includes water, gas & trash. Don't miss this Turn-key Best Valued unit in Tower One!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	FirstService Residential
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Billiard Room, Exercise Room, Hot Water, pool
Assoc Fees Include	
Community Features	Sidewalks, Street Lights
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2017
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	308
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Card/Code Access, Gated
View	City Lights
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date	08-23-2020	
List Price	\$459,000	
Orig List Price	\$459,000	
Status Date	08-23-2020	
Change Date/Type	08-26-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC2
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	2.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

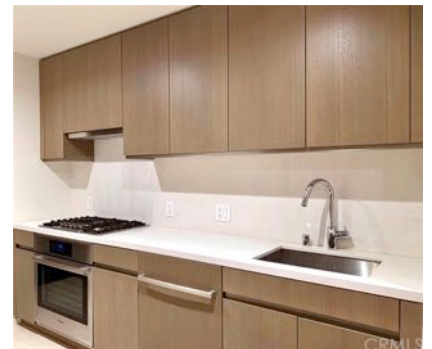
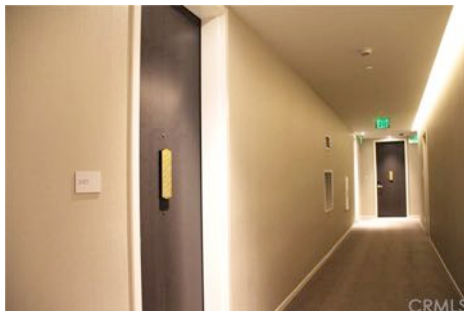
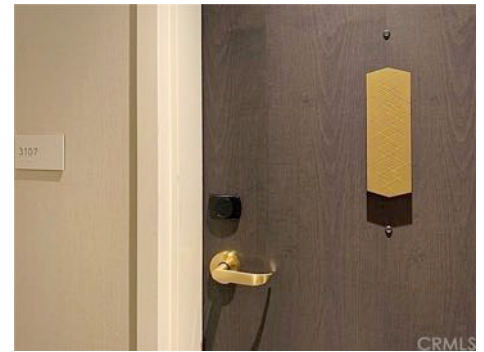
➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dishwasher, Dryer, In Closet, Microwave, Refrigerator, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

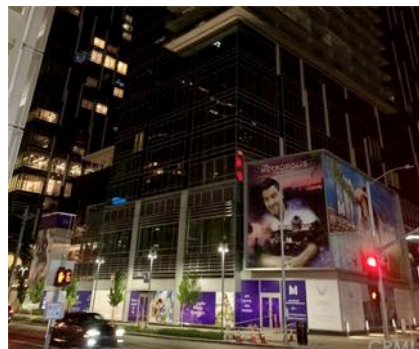
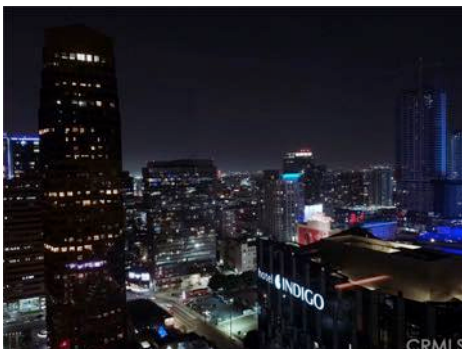
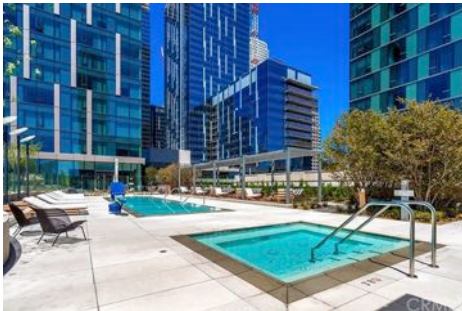
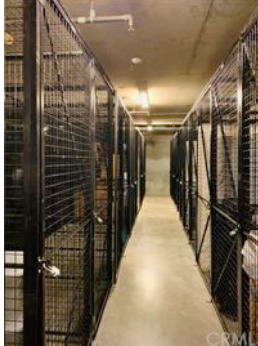
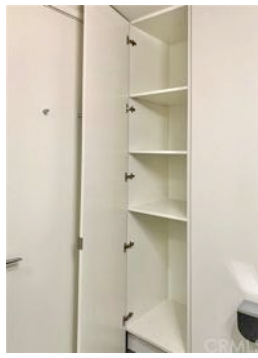
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➡ Exterior Features	
Pool	NoAbove Ground, Association Pool
Spa	Above Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, In Closet, Washer

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

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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. VESTA**PLUS**™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449





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1100 Wilshire Blvd #2705

Los Angeles, CA 90017

1
Beds

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

800/VN
Sqft

Condo/Co-op

LP \$499,888



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$624.86
Lot Size	27,098/VN
HOA Fee 1 & 2	\$945.00(Monthly)
MLS#	20-623954
APN	5143-029-122

Directions: West of 110 FWY: Corner of Wilshire and Bixel. Unit is on the 27th Floor.

Remarks: Modern Luxury Resort-Style Living with Breathtaking Views! Bright and airy 27th-floor condo. Imagine soaking in panoramic views of the Hollywood Sign, Griffith Observatory, Santa Monica Mountains, and DTLA skyscrapers. This coveted larger 1BD/1BA 800 sq. ft. open floor plan is loaded with features: Google Nest Thermostat, a White Tile Bathroom with a Frameless Glass Shower plus a Soaking Tub, Private Laundry Room with Washer & Dryer, Bamboo Floors, Granite Counters, Stainless-Steel Appliances, 2 Parking Spaces & more! Move-in ready: Fresh Interior Paint & New Bedroom Carpet! The 1100 Wilshire residences feature a 24-hour front desk security guard & concierge, and amenities that'll make your DTLA neighbors jealous. Lounge by the pool and take a dip in the spa on the 17th-floor skydeck w/ firepits, BBQs, cabanas & jaw-dropping views. There's even more: a Gym, Business Center, & Movie Theater! Don't miss out on this deal: Only \$625/sq. ft.! Experience the 3D Tour now: bit.ly/wilshire2705

Community/Development		Structure Info		Contract Info		DOM 1
Tax Mello Roos		Year Built/Source	1986/Vendor Enhanced	List Date	08-26-2020	
Complex/Assoc Name	1100 Wilshire POA	Stories	0	List Price	\$499,888	
Pets Allowed/Rules	Yes/Assoc Pet Rules	Building Type	Condominium, High Rise, Attached	Orig List Price	\$499,888	
Highrise Amenities	Executive business center, On-Site Guard, Business Center, 24-Hour Concierge, 24-Hour Closed Circuit Building, Controlled Access, Passenger Elevator, Reception Desk, Sun Deck, Rooftop Swimming Pool, Rooftop Spa, Rooftop Sky Deck	Prop Subtype		Status Date	08-26-2020	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Conference, Exercise Room, Fitness Center, Gated Parking, Meeting Room, Outdoor Cooking Area, Pool, Private Cabana, Spa, Sun Deck, Fire Pit	Units in Complex	228	Change Date/Type	08-27-2020/New Listing	
Assoc Fees Include		Unit Floor #	27	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony		Possession	Close Of Escrow	
Short Term Rentals		Security	Carbon Monoxide Detector(s), 24 Hour, Automatic Gate, Card/Code Access, Guarded, Fire and Smoke Detection System			
Short Term Rental Duration		View	City, City Lights, Landmark, Mountains, Panoramic			
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	LACW	Parking Type	Above Street Level, Community Garage, Controlled Entrance, Covered Parking, Unassigned	Contract Date		
Land Type				Sold Date		
Land Lease Purchase				Sold Price		
Horse Property	No	Total Spaces	2	Sold Price/SqFt		
Lot Acreage	0.622	Covered Spaces	2	Sale Terms		
Special Zone	Other	Uncovered Spaces		SP/LP		
Addl Parcel		Garage Spaces				
Lot Dimen/Source		Carport Spaces				
Lot Descr.		Remote Controls				
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Bamboo, Carpet
Rooms	Dining Area, Living, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	Granite Counters
Bathroom Features	Granite, Tile, Shower and Tub
Bedroom Features	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
Spa	Association Spa, Heated
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+), Sprinkler System
Other Structures	
RV Access Dimen	
Windows	Custom Window Covering, Tinted Windows
Water Heater Feat	
Laundry	In Unit, Room

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

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1100 Wilshire Blvd #2705
Los Angeles, CA 90017

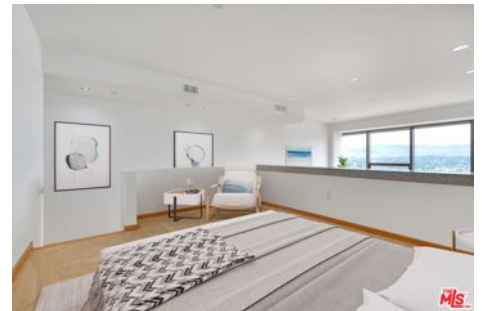
1
Beds

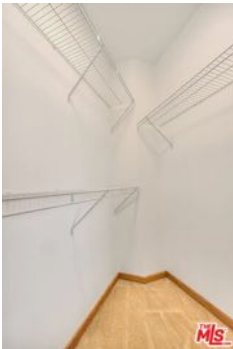
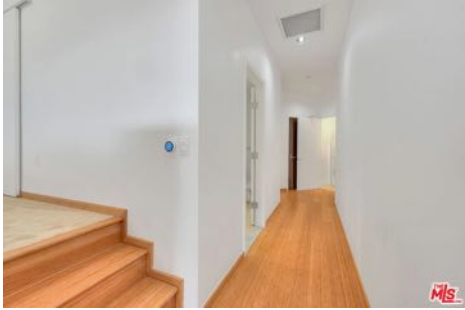
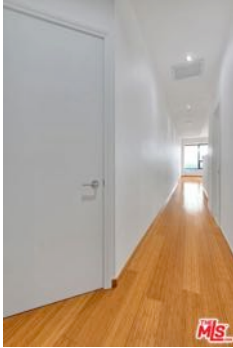
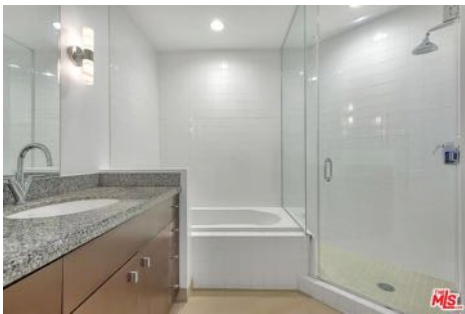
Baths 1.00
(1F 0T 0H 0Q)

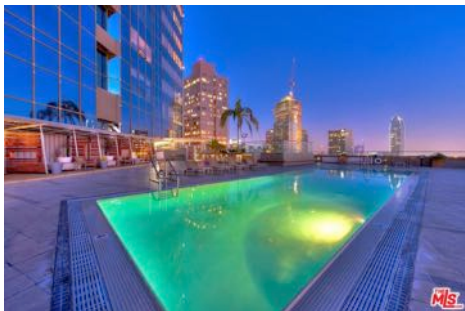
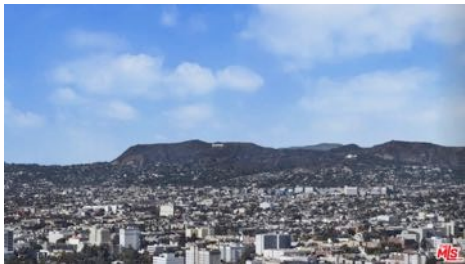
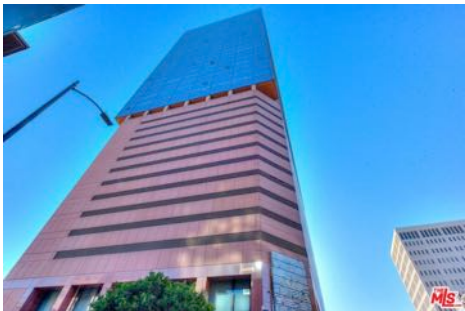
800/VN
Sqft

Condo/Co-op
LP \$499,888

Active









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257 S Spring ST #4B
LOS ANGELES, CA 90012

1
Beds

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

700
Sqft

Condo/Co-op

LP \$506,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Not Applicable - 1007242
List Price Per Sqft	\$722.86
Lot Size	28,817
HOA Fee 1 & 2	\$530.00(Monthly), \$215.00(Monthly)
MLS#	820003400PF
APN	5149-008-064

Directions: Cross Street: 3rd Street

Remarks: Originally built in 1899 and remastered in 2005, this is The Douglas. Located in the Northern end of Historic District of Downtown Los Angeles the Douglas is one of the most well-maintained loft buildings in DT. This north-facing 1 bed/ 1 bath loft style condo features high ceilings, with original hardwood and ceramic tile flooring, a bank of oversized double hung windows and exposed brick offering a New York style of living with a flood of natural light. The modern Poggen Pohl kitchen with stainless appliances compliments the turn of the century elements that surround you. A full size soaking tub, in-unit washer/dryer, central HVAC, high ceilings, window treatments and ample lighting round out modern living in the ever evolving DTLA. Unit includes one leased and assigned parking spot in the gated subterranean garage. This is mere steps from key attractions like The Broad Museum, Grand Park and The Bradbury Building. The award winning dining scene within steps includes Grand Central Market, Blue Bottle and Maccheroni Republic. This pet friendly property falls under the Mills Act which equates to 50-70% off in annual property taxes.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Douglas Building HOA
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	Not Applicable - 1007242
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1899/Assessor
Stories	1
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	50
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Automatic Gate
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 1
List Date	08-25-2020	
List Price	\$506,000	
Orig List Price	\$506,000	
Status Date	08-25-2020	
Change Date/Type	08-26-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	No
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Parking Space, Private, Subterranean
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	0
Remote Controls	0

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

🔗 Interior Features	
# Fireplaces/Details	
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	Dishwasher, In Closet, Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
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	

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🔗 Exterior Features	
Pool	
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Stone
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Window Blinds
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	

257 S Spring ST #4B
LOS ANGELES, CA 90012

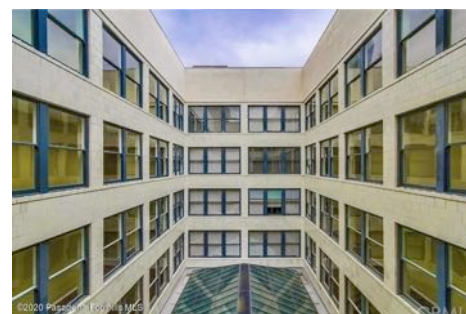
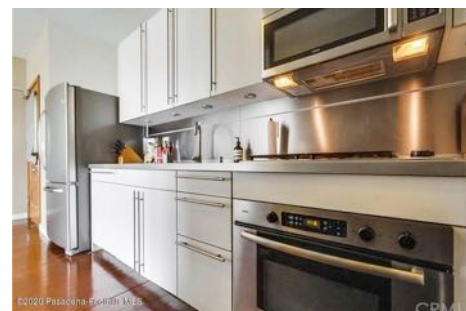
**1
Beds**

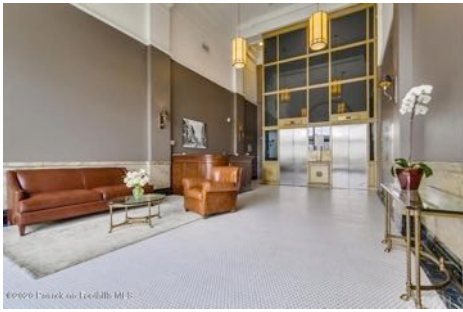
**Baths 1.00
(1F 0T 0H 0Q)**

**700
Sqft**

Condo/Co-op
LP \$506,000

Active





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360 W Avenue 26 #309
LOS ANGELES, CA 90031

2
Beds

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

1,000
Sqft

Condo/Co-op

LP \$509,000



Active



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$509.00
Lot Size	53,944
HOA Fee 1 & 2	\$444.00(Monthly)
MLS#	PW20165205MR
APN	5205-012-185

Directions: S of 110 FWY + E of 5 FWY

Remarks: Wow. Updated Turnkey unit in Puerta Del Sol community. Granite counter top, high quality laminate floor, inside laundry area. Airy and open floor plan Very convenient location. Close to 110 FWY, 5 FWY and Metro Gold Line Station, but no noise at all. Good security system(including gate), Gym, and dog park,and recreation room will help you a comfortable life. You can enjoy courtyard view from large living room balcony. Come and see it. You will love it.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Puerta Del Sol
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Billiard Room, Exercise Room, Meeting Room, Security
Assoc Fees Include	
Community Features	Dog Park, Sidewalks
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	167
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	Peek-A-Boo
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 5
List Date	08-21-2020	
List Price	\$509,000	
Orig List Price	\$509,000	
Status Date	08-21-2020	
Change Date/Type	08-22-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAUV(CA)
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

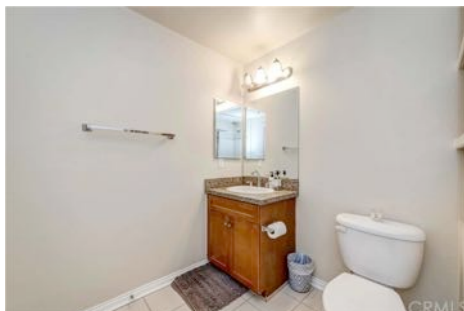
➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Main Floor Master Bedroom
Common Walls	Attached
Cooking Appliances	
Disability Access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

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

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

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

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800 W 1St St #1901

Los Angeles, CA 90012

1 Beds

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

735/VN
Sqft

Condo/Co-op

LP \$509,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$692.52
Lot Size	106,162/VN
HOA Fee 1 & 2	\$818.00(Monthly)
MLS#	20-623080
APN	5151-027-139

Directions: On 1st st, near corner of Hope.

Remarks: Luxury living in Downtown Los Angeles! Have it all building features the best amenities in the area. This charming updated high rise condo will make you feel instantly at home and has views that will take your breath away! Features: pristine hardwood floors throughout the living areas, plenty of natural light with floor to ceiling windows, stunning updated kitchen with new appliances, spacious and private master bedroom with walk in closet, great for entertaining. Embrace all that downtown has to offer incredible amenities including 24 hr concierge, on site retailers, 24 hr market, dry cleaners, hair salon, heated pool-spa, tennis courts, park, playground for kids, two gyms! Steps away from away from shops and restaurants, Disney Concert Hall, Museum, Dorothy Chandler Pavilion, Financial District, Civic Center, and so much more. Easy to show. ALL UTILITIES, INTERNET AND BASIC CABLE IS INCLUDED IN HOA

[illegible]

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Microwave, Hood Fan, Garbage Disposal, Refrigerator, Range/Oven, Cable, Dishwasher, Elevator, Freezer, Ice Maker
Flooring	Hardwood
Rooms	Master Bedroom, Living, Walk-In Closet, Entry
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	

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

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

800 W 1st St #1901
Los Angeles, CA 90012

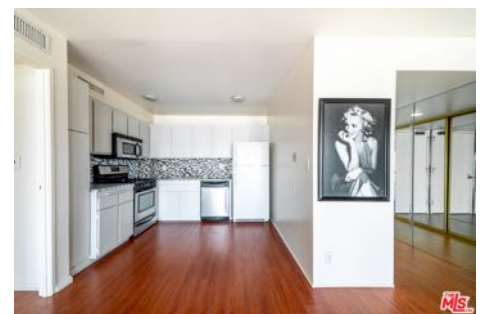
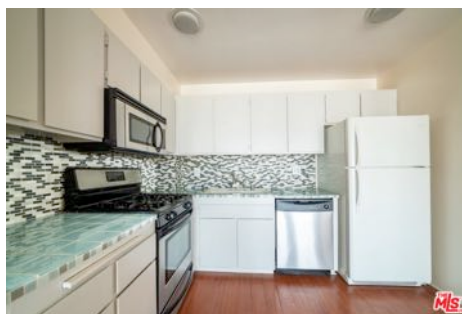
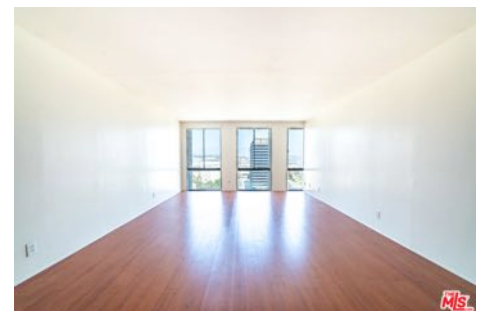
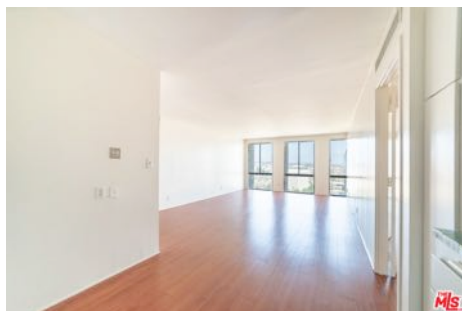
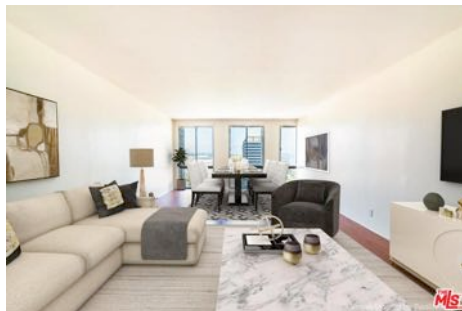
**1
Beds**

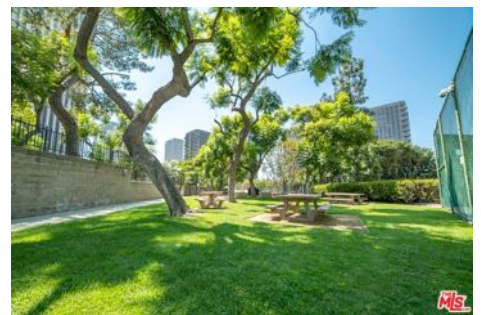
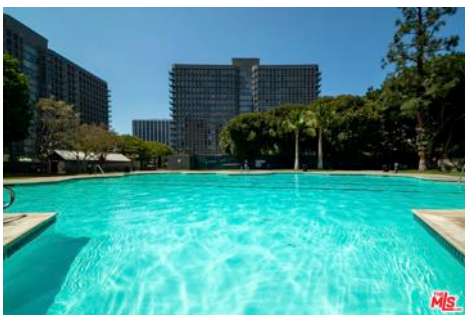
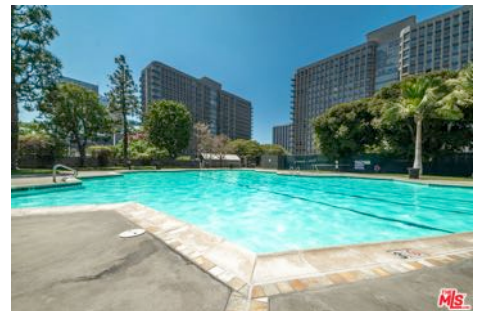
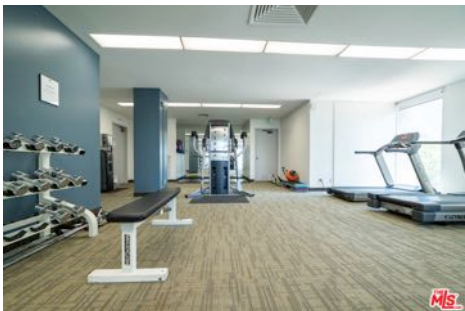
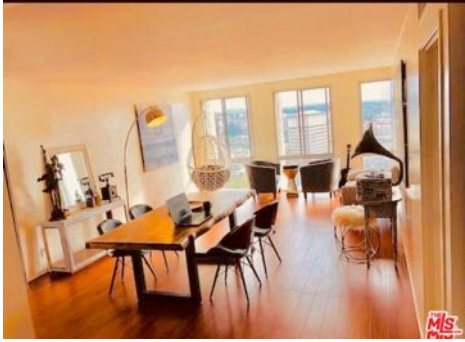
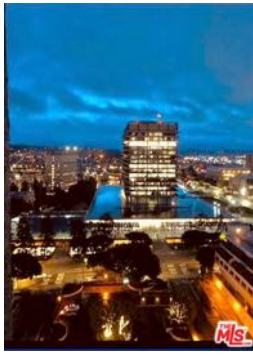
**Baths 1.00
(1F 0T 0H 0Q)**

**735/VN
Sqft**

Condo/Co-op
LP \$509,000


Active





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312 W 5Th St #523

Los Angeles, CA 90013

1
Beds

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

980/AS
Sqft

Condo/Co-op

LP \$555,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$566.33
Lot Size	27,285/AS
HOA Fee 1 & 2	\$295.00(Monthly)
MLS#	20-623116
APN	5149-002-033

Directions: Located at the southwest corner of 5th and Broadway in Downtown LA.

Remarks: Exterior facing, spacious city loft located in the heart of DTLA's Historic Core. The open loft layout, offering creative flexibility, has beautifully stained concrete floors and high ceilings with upgraded LED track lighting. Kitchen is adorned with stainless steel appliances, granite countertops, solid wood cabinetry, and kitchen island. Large beautiful windows allow natural light in along with exterior facing city views. Unit has low HOA dues with building amenities that include rooftop pool and spa offering spectacular Downtown LA views, gym, lounge, and security 24 hours a day. Onsite parking is available. Building is pet friendly and allows Airbnb.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	ShyBarry Grand
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	24-Hour Concierge, Entrance Lobby, Lounge, Rooftop Sky Deck, Rooftop Swimming Pool, Rooftop Spa, Sun Deck
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Exercise Room, Fitness Center, Pool, Spa, Security
Assoc Fees Include	Water Paid, Building and Grounds, Trash Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	12
Building Type	Condominium, Conversion, High Rise, Loft, Attached
Prop Subtype	Loft
Units in Complex	280
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Guarded
View	City, City Lights
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	Faces North
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 3
List Date	08-24-2020	
List Price	\$555,000	
Orig List Price	\$555,000	
Status Date	08-24-2020	
Change Date/Type	08-25-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.626
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Covered Parking, Attached, Community Garage, Garage, Gated
Total Spaces	0
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, Wall Unit(s)
Heating	Wall
Equip/Apppl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Stained Concrete
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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Los Angeles, CA 90013

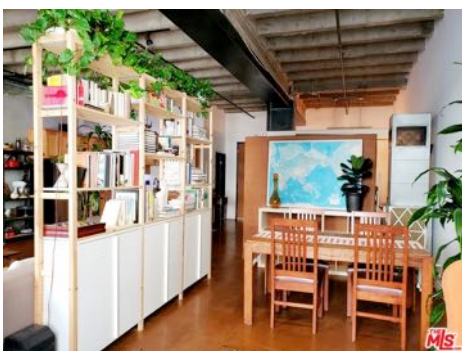
**1
Beds**

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

**980/AS
Sqft**

Condo/Co-op
LP \$555,000

 **Active**





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200 N San Fernando RD #512

LOS ANGELES, CA 90031

2
Beds

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

1,760
Sqft

Condo/Co-op

LP \$625,000



Active



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$355.11
Lot Size	63,148
HOA Fee 1 & 2	\$525.00(Monthly)
MLS#	SB20173177MR
APN	5447-013-092

Directions: San Fernando Rd to Barranca

Remarks: A fantastical opportunity...an industrial loft elevated above the city balanced effortlessly by the luminous energy & uncommon mixture of expansive private outdoor spaces! The Alta Lofts are rooted in the Deco designs of the famed architects of the Wilshire, Mayan & El Capitan theatre's and were re-envisioned into the modern era by Brooks + Scarpa AIA. Unit 512 not only has the highly coveted panoramic west-facing views of Elysian Park, DTLA and beyond; It's unique exclusive patio/ wrap-around balcony(s) are so rare you may have thought they didn't exist....until now! These private outdoor spaces merge indoor/outdoor life seamlessly with 2 glass roll-up doors off the dining & living areas. The circular floor plan surrounding open concept living has ample space for storage, a work station/home office and endless possibilities easily tailored to your lifestyle. Alta Lofts are in close proximity to DTLA, Silverlake, Highland Park & the LA river bike path/Frogdown uniquely positioned with amenities, local shops & culture just a stone's throw away! The well-designed kitchen, bathroom, polished concrete floors and built-in credenzas fuse form & function effectively. You'll revel in watching the buzz of the city while appreciating the spirit and intimate abode of

Exclusions: Furniture, Personal Items, Wall mounted bookshelves

Community/Development		Structure Info		Contract Info		DOM 1
Tax Mello Roos		Year Built/Source	2009/Assessor	List Date	08-24-2020	
Complex/Assoc Name	Alta Lofts	Stories		List Price	\$625,000	
Pets Allowed/Rules	Call/Call for Rules, PetsPermitted	Building Type	Attached	Orig List Price	\$625,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-24-2020	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Outdoor Cooking Area, Security	Units in Complex	104	Change Date/Type	08-26-2020/New Listing	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features	Biking, Sidewalks, Urban	Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD		Possession	Close Of Escrow	
Rental Restrictions		Balcony				
Short Term Rentals		Security	Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Gated			
Short Term Rental Duration		View	, City Lights, Hills, Panoramic			
Builders Tract Code		Style	Contemporary			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer	In Street Paid			
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAUI(CA)	Parking Type	Assigned	Contract Date		
Land Type	Fee	Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	1.000	Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dryer, Ice Maker, In Closet, Laundry Closet Stacked, Microwave, Stackable W/D Hookup, Washer, Water Line to Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom
Common Walls	Attached
Cooking Appliances	Microwave, Range
Disability Access	2+ Access Exits
Eating Areas	Dining Area, Other - See Remarks
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	

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➡ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, In Closet, Laundry Closet Stacked, Stackable W/D Hookup, Washer

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

200 N San Fernando RD #512
LOS ANGELES, CA 90031

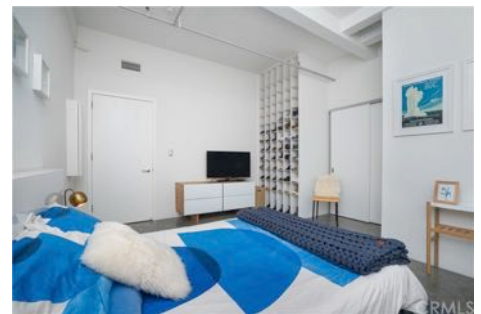
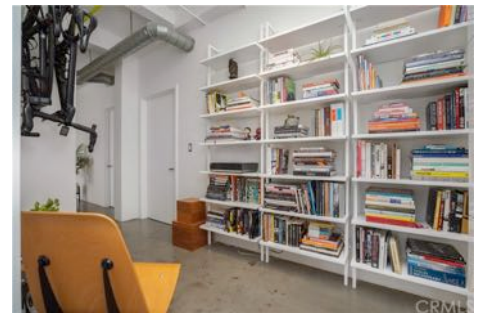
**2
Beds**

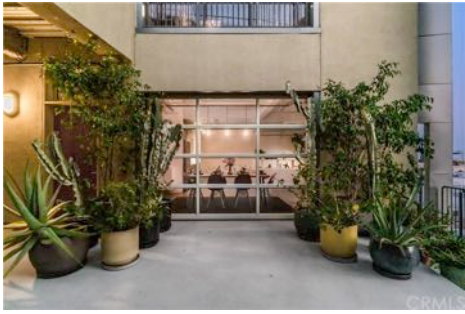
**Baths 1.00
(1F 0T 0H 0Q)**

**1,760
Sqft**

Condo/Co-op
LP \$625,000

 **Active**





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1155 S Grand Ave #317

Los Angeles, CA 90015

1
Beds

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

1,090/DV
Sqft

Condo/Co-op

LP \$649,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$595.41
Lot Size	52,756/DV
HOA Fee 1 & 2	\$765.00(Monthly)
MLS#	20-624760
APN	5139-028-027

Directions: Corner of 12th St and Grand Ave

Remarks: Indulge in luxurious urban living in the Evo Buiding. Unit 317 is one of the largest 1bedroom floor-plans that offers several upgrades including custom bedroom enclosure with sliding barn door that provides excellent bedroom privacy. Entire unit just painted & brand new recessed lights throughout. Huge living room/dining room area is large enough to create an office/workstation within. Modern kitchen with stone counter-tops, stainless steel appliances & bar height counter to seat 4. Massive laundry room/utility & large balcony as well. Resort amenities include edgeless pool with impressive outdoor kitchens with TVs, rooftop fitness center & rooftop rec/lounge room with BREATHTAKING views of the DTLA skyline. The Evo Building was built in 2008, in the heart of South Park Downtown LA, walking distance to EVERYTHING DTLA has to offer including LA LIVE, Staples Center & Whole Foods.

👤 Community/Development		🏠 Structure Info		📁 Contract Info		DOM 0
Tax Mello Roos		Year Built/Source	2008/Builder	List Date	08-27-2020	
Complex/Assoc Name	Evo	Stories	24	List Price	\$649,000	
Pets Allowed/Rules	Yes	Building Type	Condominium, High Rise, Attached	Orig List Price	\$649,000	
Highrise Amenities	Reception Desk, Trash Chute, Service Elevator, Entrance Lobby, Door Person, Controlled Access, Club Room	Prop Subtype		Status Date	08-27-2020	
Assoc Amenities	Assoc Barbecue, Banquet, Controlled Access, Clubhouse, Elevator, Exercise Room, Fitness Center, Security, Pool, Spa, Meeting Room	Units in Complex	311	Change Date/Type	08-27-2020/New Listing	
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	24 Hour, Fire Sprinklers, Smoke Detector, Guarded, Card/Code Access, Carbon Monoxide Detector(s)			
Short Term Rental Duration		View	City Lights, City			
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	LAR5	Parking Type	Assigned	Contract Date		
Land Type		Total Spaces	1	Sold Date		
Land Lease Purchase		Covered Spaces	1	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	1.211	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

🔗 Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Appl	Barbeque, Freezer, Dryer, Elevator, Dishwasher, Microwave, Garbage Disposal, Refrigerator, Range/Oven, Washer
Flooring	Hardwood
Rooms	Breakfast Bar
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	

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🔗 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	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

1155 S Grand Ave #317
Los Angeles, CA 90015

1
Beds

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

1,090/DV
Sqft

Condo/Co-op
LP \$649,000

Active







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

215 W 7th ST #705
LOS ANGELES, CA 90014

1
Beds

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

860
Sqft

Condo/Co-op

LP \$675,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$784.88
Lot Size	15,922
HOA Fee 1 & 2	\$564.00(Monthly)
MLS#	OC20174983MR
APN	5144-026-076

Directions: Flower Street south to 7th, then make a right

Remarks: Spacious and charming one-bedroom, 860 Sq ft unit in historic Downtown Los Angeles in the Bartlett building. The Bartlett building is located on trendy Spring Street and 7th Street, a half a block to Broadway and Pershing Sq. Steps to historic and exotic restaurants, bars, clubs, and coffee shops. Walking distance to downtown attractions like Bottega Louis, Whole Foods Market, Ralphs, and Trader Joe's. The private rooftop patio to enjoy dinner and cocktails with unobstructed city views. This is a Mills Act property offering the owner significant property tax savings. Convenient distance to LA LIVE, Disney Center, LA main Library, Metro, Little Tokyo, and more. The unit contains large windows with the views of Spring, 7th Street, and Broadway. Tons of natural light. The floors are polished concrete. The bathroom boasts an oversized soaking tub and shower. Good size open plan kitchen. Washer and dryer in the unit. The building's rooftop patio has a 360 degrees view of the LA and skyline. A brand new CVS pharmacy is across the street. PLEASE NOTE: Due to COVID-19 showings are very restricted. The photos are from August 2019 and a very accurate depiction of the unit and the building.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	5167 Bartlett Loft
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Hot Water, Security
Assoc Fees Include	
Community Features	Sidewalks, Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1911/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	35
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	, City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info	DOM 2
List Date	08-24-2020
List Price	\$675,000
Orig List Price	\$675,000
Status Date	08-24-2020
Change Date/Type	08-25-2020/New Listing
Sale Type	Standard
Avail for Lease	No

Land/Lot Info	
Zoning	LAC5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

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

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

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➡ 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	

215 W 7th ST #705
LOS ANGELES, CA 90014

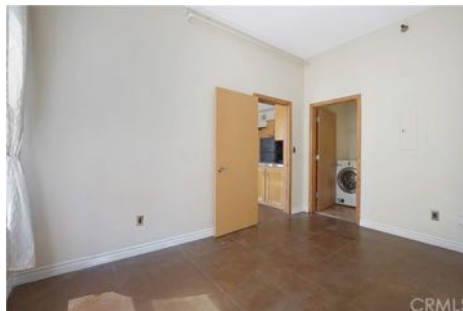
**1
Beds**

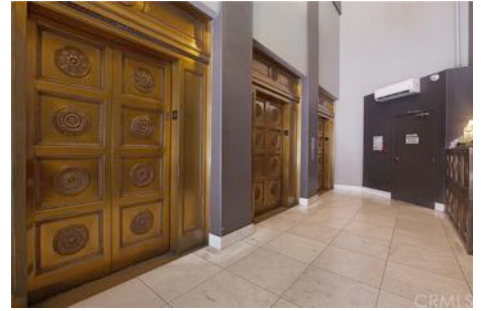
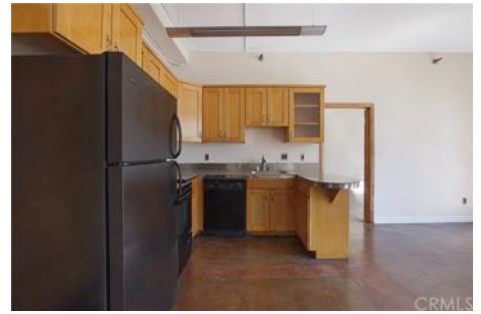
**Baths 1.00
(1F 0T 0H 0Q)**

**860
Sqft**

Condo/Co-op
LP \$675,000

 **Active**





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527 Molino ST #304
LOS ANGELES, CA 90013

2
Beds

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

1,370
Sqft

Condo/Co-op

LP \$1,085,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Not Applicable - 1007242
List Price Per Sqft	\$791.97
Lot Size	0
HOA Fee 1 & 2	\$518.00(Monthly)
MLS#	820003407PF
APN	5163-021-223

Directions: Enter from Molino Street, the gate is just north of Palmetto Street Cross Street: Palmetto

Remarks: Exquisite and unique, this corner unit is a single level, light-filled, live/work industrial loft, available now at the Barker Block warehouse building. Floor to ceiling wall of windows framing the serene courtyard view, looking out from an interior, rich with texture of original brick, exposed steel frames and air ducts, wood floors throughout, soft and hard details create a cozy haven yet maintaining its industrial qualities. Owner has upgraded this space from one bedroom into two, enclosed using vintage casement window frames and doors, keeping the space visually open, flexible for multiple functions. Owner also added a spacious closet, lined with organizers, provides plenty of storage. A special feature this unit offers is a basement storage of about 66 SF. Two full baths, open style kitchen with S/S appliances, one deeded covered parking space, and a brand new resort style roof top, equipped with pool, spa, and gym in the making and coming soon, complete this stylish urban living with luxury. Proximity to countless popular eateries, coffee houses, museums and galleries, right across from the Arts District park, a quick hop to all major FWYs, metro and train stations. Experience a vibrant living in the famed Arts District of DTLA.

Inclusions: BASEMENT STORAGE space of about 66 SF, buyer to verify actual SF.

🏡 Community/Development		🏠 Structure Info		📁 Contract Info		DOM 2
Tax Mello Roos		Year Built/Source	2014/Other	List Date	08-25-2020	
Complex/Assoc Name	Barker Block	Stories	4	List Price	\$1,085,000	
Pets Allowed/Rules	Call	Building Type		Orig List Price	\$1,085,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-25-2020	
Assoc Amenities	Exercise Room	Units in Complex		Change Date/Type	08-25-2020/New Listing	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD				
Rental Restrictions		Balcony				
Short Term Rentals		Security				
Short Term Rental Duration		View	Courtyard			
Builders Tract Code	Not Applicable - 1007242	Style				
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				

➡ Interior Features	
# Fireplaces/Details	
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
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	

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➡ Exterior Features	
Pool	NoAssociation Pool, In GroundI
Spa	In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
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Junior HS	
Senior HS	
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Water District	

527 Molino ST #304
LOS ANGELES, CA 90013

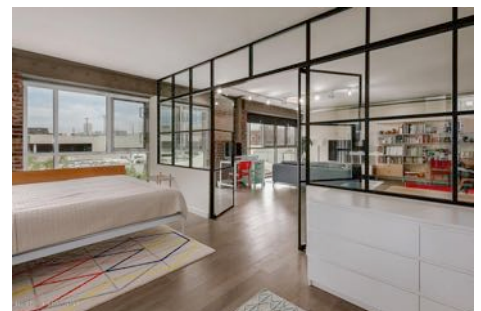
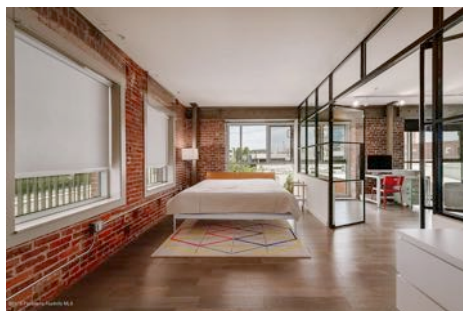
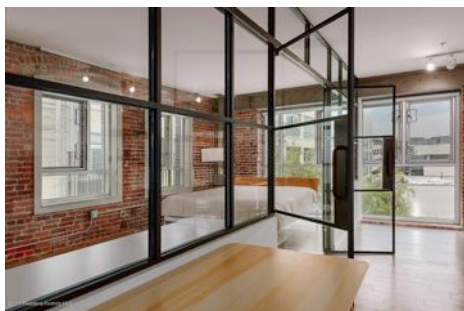
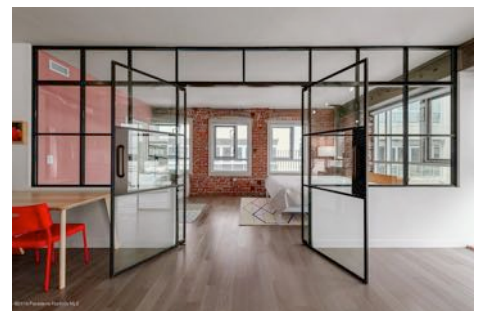
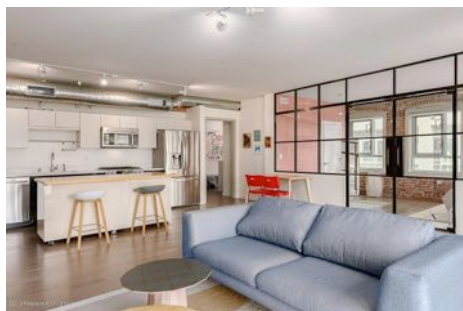
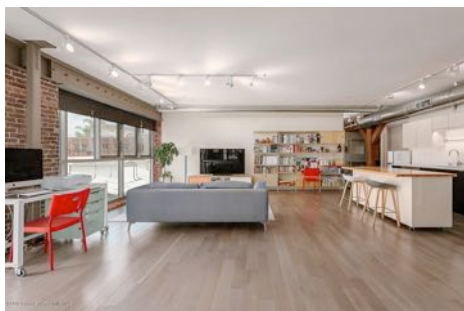
**2
Beds**

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

**1,370
Sqft**

Condo/Co-op
LP \$1,085,000

 **Active**







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