



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

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

**1234 WILSHIRE #215**  
LOS ANGELES, CA 90017

1  
Beds

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

705/OW  
Sqft

Condo/Co-op

**LP \$489,000**

Active



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$693.62
<b>Lot Size</b>	
<b>HOA Fee 1 &amp; 2</b>	\$524.00(Monthly)
<b>MLS#</b>	21-678110
<b>APN</b>	4282-005-001

**Directions:** E. of Alvarado, W. of 110 FWY, across from Good Samaritan Hospital

**Remarks:** MOTIVATED SELLER. This is the ideal one bedroom condominium. Complete with beautifully designed fixtures and finishes such as hardwood floors, brushed stainless steel appliances and Ceasar Stone counter-tops. Unit has 2 parking spaces. The Vero Condominiums offer a 2 story lobby, Pool, Gym, Spa, Zen Gardens, Club and Conference Room. Minutes away from 7th + Fig shopping center, Central Library, Standard Hotel

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

Structure Info	
<b>Year Built/Source</b>	2007/Assessor
<b>Stories</b>	5
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	197
<b>Unit Floor #</b>	2
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour
<b>View</b>	Other
<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 15
<b>List Date</b>	01-08-2021	
<b>List Price</b>	\$489,000	
<b>Orig List Price</b>	\$489,000	
<b>Status Date</b>	01-08-2021	
<b>Change Date/Type</b>	01-16-2021/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	SMC4*
<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>	Attached
<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/Appl	Built-Ins
Flooring	Hardwood
Rooms	Den
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	671/E1
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
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. VESTAPLUS™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

1234 WILSHIRE #215  
LOS ANGELES, CA 90017

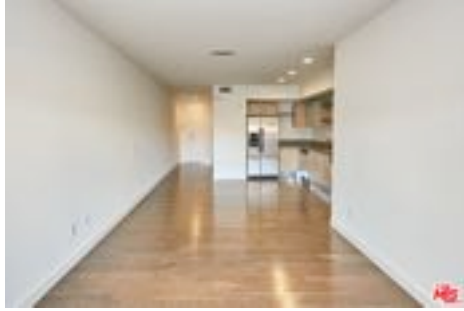
1  
Beds

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

705/OW  
Sqft

Condo/Co-op  
LP \$489,000

Active





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

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

**655 S Hope ST #1008**  
LOS ANGELES, CA 90017

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>890</b> Sqft
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Condo/Co-op  
**LP \$509,000** ↑ **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$571.91
<b>Lot Size</b>	11,674
<b>HOA Fee 1 &amp; 2</b>	\$858.00(Monthly)
<b>MLS#</b>	PW20244762MR
<b>APN</b>	

**Directions:** Corner of Hope and 7th. Main entrance on S Hope Street.

**Remarks:** 2-Story luxury living In the heart of Downtown Los Angeles. This large contemporary townhome like condo offers an open floor plan, floor to ceiling windows, polished wood floors, a functional gourmet kitchen with high end appliances and in-unit laundry. A magnificent spiral staircase leads from the main level to the loft where you'll find your large bedroom, spacious bathroom and lots of closet space. Residents of this luxurious building enjoy access to first class amenities like 24hr security/concierge, private secure garage parking, a 24hr fitness center, game room, and direct access to the metro. Lastly, you can indulge in the 360 degree skyline views from the rooftop deck while grilling and entertaining your private guests! All of this is set within the Financial District just steps from award winning restaurants, coffee houses, and luxury shopping.

**Inclusions:** Refrigerator, Cook top, oven, microwave, dishwasher, washer and dryer.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	655Hope HOA
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Billiard Room, Exercise Room, Outdoor Cooking Area, Picnic Area
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Urban
<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>	1964/Assessor
<b>Stories</b>	17
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	88
<b>Unit Floor #</b>	10
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	24 Hour, Fire and Smoke Detection System
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	10
<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 63
<b>List Date</b>	11-20-2020	
<b>List Price</b>	\$509,000	
<b>Orig List Price</b>	\$488,888	
<b>Status Date</b>	11-20-2020	
<b>Change Date/Type</b>	12-16-2020/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC2
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.000
<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>	Direct Entrance
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<b>Carport Spaces</b>	0
<b>Remote Controls</b>	1

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	
Equip/Apppl	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Down
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	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	Dryer, 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	

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655 S Hope ST #1008  
LOS ANGELES, CA 90017

1  
Beds

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

890  
Sqft

Condo/Co-op  
LP \$509,000↑

Active









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

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**1133 S Hoover St #102**  
Los Angeles, CA 90006

**2 Beds**      **Baths 3.00 (3F 0T 0H 0Q)**      **1,140/VN Sqft**

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



Expected on Market	
Area	17 Mid-Wilshire
Subdivision	
List Price Per Sqft	\$525.44
Lot Size	21,830/VN
HOA Fee 1 & 2	\$363.00(Monthly)
MLS#	21-683008
APN	5076-014-022

**Directions:** S of Olympic / E of Vermont

**Remarks:** Beautiful Townhouse in a Gated community. 2 story townhouse condo with open floor plan. Good size of the living room and a kitchen downstairs with a powder room. Two master bedrooms upstairs. Each bedroom has its own bathroom with a walk-in closet. Spacious and open floor plan with modern finishes, recessed lighting, fireplace. The dramatic interior with Bright skylight. Gourmet kitchen with granite counters. Central heater and air conditioner. In-unit laundry. Convenience location within a short distance to Downtown LA. Holly wood and USC. Walking distance to the Market, restaurant nearby. Easy access to the freeway

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Hoover Townhomes
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	None
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Vendor Enhanced
Stories	0
Building Type	Condominium, Townhouse, Attached
Prop Subtype	
Units in Complex	20
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Smoke Detector
View	Walk Street
Style	Unknown
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 3
List Date	01-20-2021	
List Price	\$599,000	
Orig List Price	\$599,000	
Status Date	01-20-2021	
Change Date/Type	01-21-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.501
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➔ Interior Features	
# Fireplaces/Details	Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Range/Oven, Garbage Disposal, Washer, Dryer, Dishwasher
Flooring	Laminate
Rooms	Den, Dining, Living, 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	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1133 S Hoover St #102  
Los Angeles, CA 90006

2  
Beds

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

1,140/VN  
Sqft

Condo/Co-op  
LP \$599,000

Active





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

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

## 1440 Veteran Ave #520

Los Angeles, CA 90024

2  
Beds

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

840/VN  
Sqft

Condo/Co-op

LP \$650,000



Expected on Market	
Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$773.81
Lot Size	96,893/VN
HOA Fee 1 & 2	\$643.13(Monthly)
MLS#	21-682082
APN	4324-038-191

**Directions:** Between Wilshire Blvd and Ohio Ave

**Remarks:** Welcome to The Colony at Westwood, offering a rare, private end-unit 2-story Penthouse with soaring ceilings, gushing light and city views. Enjoy the comforts of this fully remodeled unit, including new kitchen countertops, backsplash and stainless steel appliances, hardwood floors throughout, new light fixtures, custom built hallway shelving, modern Master Bathroom Suite, California Closets and freshly painted top to bottom. Immerse yourself in the open floor plan with an oversized living room, dining area and unique loft space for second bedroom or home office. Master Bedroom Suite offers privacy, high ceilings and ample closet space. This newly remodeled resort-style building includes 24/7 security and concierge, state of the art gym, hotel-style pool and spa, sunning deck, Koi and turtle ponds, conference rooms, controlled access throughout and secure parking. Moments away from Westwood Village and Brentwood, this residence is not to be missed.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Colony at Westwood
<b>Pets Allowed/Rules</b>	Yes/Assoc Pet Rules
<b>Highrise Amenities</b>	Concierge, Conference Facilities, Controlled Access, Sun Deck
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Conference, Controlled Access, Gated Parking, Hot Water, Lake or Pond, Meeting Room, Onsite Property Management, Picnic Area, Pool, Sauna, Security, Spa, Sun Deck
<b>Assoc Fees Include</b>	Building and Grounds, Concierge, Earthquake Insurance, Electricity, Insurance Paid, Maintenance Paid, On Site Security, Trash Paid, Utilities Paid, Water and Sewer Paid, Water Paid, Sewer Paid
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	No
<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>	Yes

Structure Info	
<b>Year Built/Source</b>	1972/Vendor Enhanced
<b>Stories</b>	5
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	256
<b>Unit Floor #</b>	5
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	yes
<b>Security</b>	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Resident Manager
<b>View</b>	City, City Lights, Tree Top
<b>Style</b>	Contemporary
<b>Entry Floor #</b>	
<b>Exposure</b>	north
<b>Direction Faces</b>	Faces North
<b>Maid's</b>	
<b>Prop Condition</b>	Updated/Remodeled
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 4
<b>List Date</b>	01-19-2021	
<b>List Price</b>	\$650,000	
<b>Orig List Price</b>	\$650,000	
<b>Status Date</b>	01-19-2021	
<b>Change Date/Type</b>	01-19-2021/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAR4
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	No
<b>Lot Acreage</b>	2.224
<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, Community Garage, Tandem
<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	Wall Unit(s)
Heating	Radiant
Equip/Apppl	Built-Ins, Cable, Dishwasher, Freezer, Garbage Disposal, Ice Maker, Microwave, Range/Oven, Refrigerator
Flooring	Hardwood
Rooms	Breakfast Bar, Breakfast Area, Den, Den/Office, Dining, Dining Area, Loft, Master Bedroom
Levels	Two Level
Interior Features	Built-Ins, Living Room Balcony, High Ceilings (9 Feet+), Turnkey
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Suite
Common Walls	Attached
Cooking Appliances	Electric, Cooktop - Electric, Oven-Electric, Range, Range Hood, Microwave, Built-Ins
Disability Access	
Eating Areas	Breakfast Area, Breakfast Counter / Bar, Dining Area, Formal Dining Rm
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	Association Pool, Heated And Filtered, In Ground
Spa	Association Spa, Heated, In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony, End Unit, High Ceilings (9 Feet+), Koi Pond
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	None
Laundry	Community

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	Fairburn 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. VESTAPLUS™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

1440 Veteran Ave #520  
Los Angeles, CA 90024

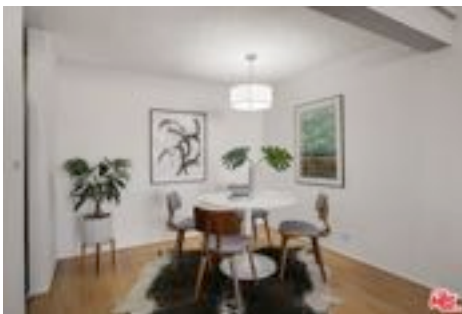
2  
Beds

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

840/VN  
Sqft

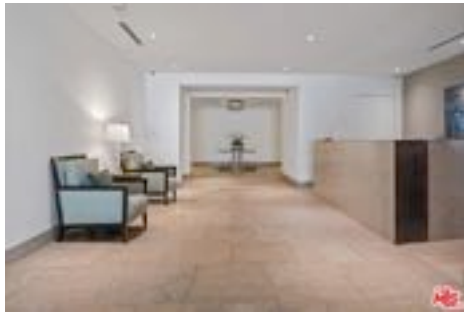
Condo/Co-op  
LP \$650,000

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

**443 S Gramercy Pl #C**  
Los Angeles, CA 90020

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,196/VN Sqft**

Condo/Co-op  
**LP \$675,000**      **Active**



Expected on Market	
Area	18 Hancock Park-Wilshire
Subdivision	
List Price Per Sqft	\$564.38
Lot Size	15,040/VN
HOA Fee 1 & 2	\$220.00(Monthly)
MLS#	21-681314
APN	5504-025-040

**Directions:** North of Wilshire Blvd, West of Western Ave, East of Wilton Place, South of 3rd Street

**Remarks:** Gorgeous, contemporary and spacious 2 story townhouse in 3rd Street School District. Plenty of natural light and skylight brighten the entire home. New paint throughout the unit. Updated kitchen with stainless steel appliances, microwave and dishwasher. Primary room has updated en-suite bathroom and walk in closet. Second bedroom has a private patio. Spacious living room with a fireplace. Plenty of storage. Central AC & heater, washer & dryer in unit. The front entrance features a private patio. Unit has 2-car tandem parking space. 5 Guest parking spaces available. This listing is FOR LEASE as well for \$2,500/month.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Gramercy Townhouse
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Fitness Center
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	1981/Vendor Enhanced
Stories	2
Building Type	Attached, Townhouse
Prop Subtype	
Units in Complex	13
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	Gated
View	Tree Top, Other
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 8
List Date	01-15-2021	
List Price	\$675,000	
Orig List Price	\$675,000	
Status Date	01-15-2021	
Change Date/Type	01-23-2021/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	Yes	
Lease Option	Yes	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.345
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➔ Interior Features	
# Fireplaces/Details	Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Microwave, Garbage Disposal, Range/Oven, Washer, Dryer
Flooring	Laminate, Tile
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave
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	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**443 S Gramercy Pl #C**  
Los Angeles, CA 90020

2  
Beds

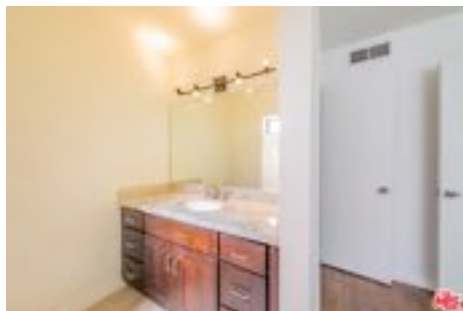
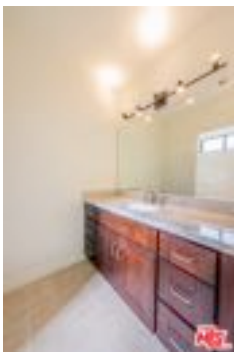
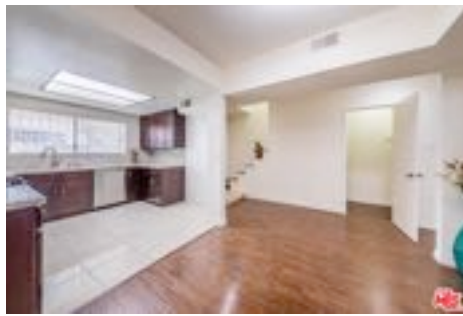
Baths 2.00  
(2F 0T 0H 0Q)

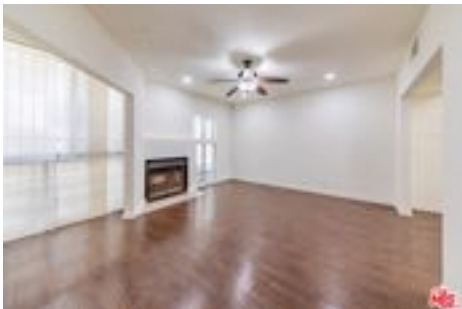
1,196/VN  
Sqft

Condo/Co-op  
**LP \$675,000**

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 #413**  
Los Angeles, CA 90015

**2 Beds**      **Baths 2.00 (1F 0T 1H 0Q)**      **1,460/VN Sqft**

Condo/Co-op      **LP \$730,000**      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$500.00
Lot Size	44,570/VN
HOA Fee 1 & 2	\$990.00(Monthly)
MLS#	20-626662
APN	5138-014-103

**Directions:** Corner of Flower St and 11th St, across from Oceanwide Plaza, and just a few blocks East of Staples Ctr., LA Live and the Ritz-Carlton.  
**Remarks:** Beautiful two-story PENTHOUSE loft at the legendary Flower Street Lofts. West facing floor plan with "Juliette" balcony, views of up-coming Oceanwide Plaza from floor-to-ceiling living room windows, and views of common area outdoor hallway from the bedroom windows. One of very few buildings in South Park that's fully entitled for Live/Work dual use. Property features 15-18 feet ceilings, brand new hardwood floors, all stainless steel appliances, and a 3rd bedroom area on the 300 sqft 2nd story mezzanine that can be used as 2nd bedroom, office, or work-out area. Walk to the Staples Ctr, LA Live, Ritz-Carlton, soon-to-come Oceanwide Plaza, Prank Bar, Hygge Bakery, Starbucks, Ralph's Fresh Market, Whole Foods, and all of DTLA's restaurants and hot spots. Rent incl. 2 assigned parking spaces (1 covered, 1 uncovered), and Spectrum package cable TV (incl. HBO & Showtime) and high-speed Internet.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Gated Community, Gated Parking, Controlled Access, Security
Assoc Fees Include	Building and Grounds, Cable TV, Insurance Paid, Maintenance Paid, Sewer Paid, Trash Paid, Water Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	No
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/Vendor Enhanced
Stories	4
Building Type	Attached, Condominium, Loft, Low Rise
Prop Subtype	Condominium
Units in Complex	91
Unit Floor #	4
Unit Location	Front
PUD	No
Balcony	Juliette
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Smoke Detector, T.V.
View	City Lights, Walk Street, Tree Top
Style	Contemporary
Entry Floor #	1
Exposure	West
Direction Faces	Faces West
Maid's	No
Prop Condition	
Sewer	In Connected and Paid
Water Type	Public

Contract Info		DOM 150
List Date	08-26-2020	
List Price	\$730,000	
Orig List Price	\$730,000	
Status Date	08-26-2020	
Change Date/Type	09-04-2020/Active	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	Yes	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.023
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	Automatic Gate, Exterior Security Lights, Gated Community, Redevelopment Area, Walk Street, Street Paved, Street Lighting, Curbs
Lot Location	Corner Lot, Alley Access, City

Parking Details	
Parking Type	Above Street Level, Assigned, Community Garage, Controlled Entrance, Covered Parking, Door Opener, Gated, Parking Space, Side By Side
Total Spaces	2
Covered Spaces	1
Uncovered Spaces	1
Garage Spaces	2
Carpport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Dryer, Dishwasher, Cable, Freezer, Garbage Disposal, Gas Or Electric Dryer Hookup, Hood Fan, Intercom, Microwave, Network Wire, Ice Maker, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Stackable W/D Hookup, Vented Exhaust Fan, Washer, Water Line to Refrigerator
Flooring	Bamboo, Tile
Rooms	Breakfast Bar, Dining Area, Den/Office, Living, Loft, Powder, Walk-In Closet
Levels	Two Level
Interior Features	Built-Ins, High Ceilings (9 Feet+), Laundry - Closet Stacked, Open Floor Plan, Drywall Walls, Pre-wired for high speed Data, Recessed Lighting, Track Lighting, Two Story Ceilings
Kitchen Features	Counter Top, Granite Counters, Island
Bathroom Features	Low Flow Toilet(s), Powder Room, Shower Over Tub, Shower Stall, Tile
Bedroom Features	WalkInCloset, Main Floor Bedroom
Common Walls	Attached
Cooking Appliances	Built-In Electric, Built-In Gas, Built-Ins, Cooktop - Gas, Electric, Gas, Gas/Electric Range, Microwave, Oven, Oven-Electric, Range, Range Hood
Disability Access	DisabilityAccess, Doors - Swing In, Doors w/Lever Handles, Wheelchair Access
Eating Areas	Breakfast Counter / Bar, Dining Area, In Kitchen, Kitchen Island, Living Room
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	Sprinkler System
Entry Location	Elevator, Ground Level w/steps
Exterior Constr	Stucco, Concrete
Foundation	
Other Struc Feat	Energy Efficient, High Ceilings (9 Feet+), French Doors
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	Gas
Laundry	In Closet, In Unit, Inside, Laundry Area, Laundry Closet Stacked

Location	
Cross Streets	Flower St & 11th St
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	634/D5
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**1130 S Flower St #413**  
Los Angeles, CA 90015

**2  
Beds**

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

**1,460/VN  
Sqft**

Condo/Co-op  
**LP \$730,000**

  
**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

**629 Traction AVE #439**  
LOS ANGELES, CA 90013

2  
Beds

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

1,290  
Sqft

Condo/Co-op

LP \$799,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$619.38
Lot Size	91,244
HOA Fee 1 & 2	\$593.00(Monthly)
MLS#	TR20233362MR
APN	5163-008-134

**Directions:** Alameda/Traction between 2nd & 3rd st.

**Remarks:** Great opportunity to live at Mura by Pulte Homes is a JD power award winning luxury condo in the exciting Arts District and historic Little Tokyo within minutes of DTLA. This popular 2-story floor plan offers downtown skyline views, high ceiling, natural light, big loft and a master suite on the second level with walk-in closet and a private bath with dual sinks, granite counters, separate tub and shower. Dark wood flooring on living room & loft, carpet on bedrooms, tile on kitchen & bathrooms. A second level large open loft area is a multi purpose use, masters retreat, or office for whatever you want to make it. Laundry closet is also on the second level. The first level features a modern kitchen with granite counters, stainless steel appliances, European cabinetry, open living and dining areas with double-height walls and ceilings and a 2nd bedroom with walk-in closet and adjacent full bath. Mura offers a swimming pool & spa with views of downtown skyline, lush courtyard w/ fireplace, built-in BBQs, outdoor lounges, fitness center and 24-hour attended front desk. Unit 439 comes with 2 reserved spaces (tandem) in gated parking garage with guest parking lots are available. Two blocks to the Metro Gold Line and Little Tokyo town. This prime location steps

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Mura
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Picnic Area, pool
Assoc Fees Include	
Community Features	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	2007/Assessor
Stories	6
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	190
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access
View	City Lights
Style	Contemporary
Entry Floor #	
Exposure	East
Direction Faces	Faces East
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 66
List Date		11-05-2020
List Price		\$799,000
Orig List Price		\$822,000
Status Date		11-05-2020
Change Date/Type		12-14-2020/Price Change
Sale Type		Standard
Avail for Lease		No
Possession		Close Of Escrow

Land/Lot Info	
Zoning	LAC2
Land Type	
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, Gated
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	0
Remote Controls	2

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, Laundry Closet Stacked, Refrigerator, Stackable W/D Hookup, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Master Bedroom, WalkInCloset
Common Walls	Attached
Cooking Appliances	Oven-Gas, Range
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	No/Association Pool
Spa	In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Stucco
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Window Blinds
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	

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**629 Traction AVE #439**  
LOS ANGELES, CA 90013

2  
Beds

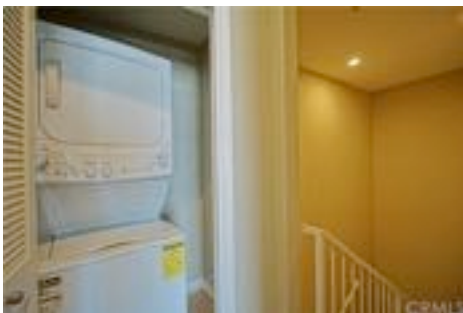
Baths 2.00  
(2F 0T 0H 0Q)

1,290  
Sqft

Condo/Co-op  
**LP \$799,000** ↓

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

**108 W 2ND ST #1001**  
LOS ANGELES, CA 90012

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,116/DV Sqft**

Condo/Co-op      **LP \$799,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$715.95
<b>Lot Size</b>	0/OT
<b>HOA Fee 1 &amp; 2</b>	\$584.91(Monthly)
<b>MLS#</b>	21-682076
<b>APN</b>	5149-006-137

**Directions:** South of 1st Street, North of 4th Street, West of Main Street, East of Broadway

**Remarks:** Remodeled Live/Work Penthouse Loft at the Higgins building, with a super-size private rooftop patio facing north with amazing views of the city and mountains. Two levels with High ceilings concrete floors, large windows, modern Kitchen with stainless steel appliances, in-unit washer/dryer, and a large mezzanine area with a full bath. Centrally located to Little Tokyo, Historic Core, Gallery Row, Disney Hall, Broad museum, Central market and much more. Parking is available for a fee. Building features doorman and security.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Higgins Lofts
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Concierge, Controlled Access, Elevator
<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>	1910/Assessor
<b>Stories</b>	10
<b>Building Type</b>	Condominium, Conversion, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	141
<b>Unit Floor #</b>	10
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Gated
<b>View</b>	City Lights, Landmark, Mountains
<b>Style</b>	Architectural
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 4
<b>List Date</b>	01-19-2021	
<b>List Price</b>	\$799,000	
<b>Orig List Price</b>	\$799,000	
<b>Status Date</b>	01-19-2021	
<b>Change Date/Type</b>	01-19-2021/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	Yes	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC4
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	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>	Other
<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	Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Cement, Tile
Rooms	Loft, Patio Open
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	No
Spa	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	Inside

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	634/F4
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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108 W 2ND ST #1001  
LOS ANGELES, CA 90012

2  
Beds

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

1,116/DV  
Sqft

Condo/Co-op  
LP \$799,000

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

## 801 S Grand Ave #1908

Los Angeles, CA 90017

2  
Beds

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

1,220/VN  
Sqft

Condo/Co-op

LP \$827,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$677.87
Lot Size	58,984/VN
HOA Fee 1 & 2	\$965.00(Monthly)
MLS#	21-676402
APN	5144-020-131

**Directions:** Lobby entrance on 8th Street between Grand and Hope Streets.

**Remarks:** Contemporary unit at Sky Lofts with 2 enclosed bedrooms feature fabulous east facing views, wood floors throughout, master's bath with separate tub and shower, large walk-in closet, spacious and open kitchen with Caesarstone countertops, stainless steel appliances and breakfast counter. 2 side by side assigned parking spaces are included. Sky Lofts is an alluring 22-story, modern building offering sleek interiors, an indulgent 2-story private residents-only entry lobby, social room with gourmet kitchen, high-speed private elevators, a fitness center and private screening room. Sky embodies exclusive elegance fit for DTLA's 24/7 lifestyle

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Sky Loft
Pets Allowed/Rules	Call/Assoc Pet Rules, Pets Permitted
Highrise Amenities	Passenger Elevator, Lounge, Entrance Lobby, Club Room, Concierge, Controlled Access
Assoc Amenities	Concierge, Fitness Center, Exercise Room, Elevator, Clubhouse, Assoc Pet Rules, Assoc Maintains Landscape
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/Vendor Enhanced
Stories	0
Building Type	Condominium, High Rise, Attached
Prop Subtype	
Units in Complex	132
Unit Floor #	19
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 18
List Date	01-05-2021	
List Price	\$827,000	
Orig List Price	\$827,000	
Status Date	01-05-2021	
Change Date/Type	01-13-2021/Active	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC2
Land Type	Fee
Land Lease Purchase	No
Horse Property	No
Lot Acreage	1.354
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Driveway, Assigned, Auto Driveway Gate, Side By Side, Covered Parking, Community Garage, Circular Driveway, Gated
Total Spaces	0
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	Dishwasher, Garbage Disposal, Elevator
Flooring	Mixed
Rooms	Other, Art Studio
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	2 Master Baths
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-In BBQ, Built-In Gas, Built-Ins
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	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**801 S Grand Ave #1908**  
Los Angeles, CA 90017

2  
Beds

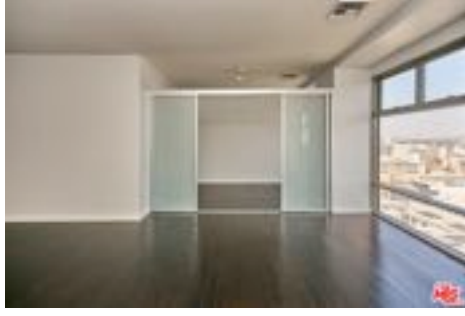
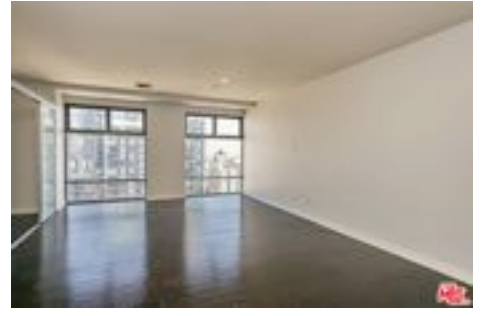
Baths 2.00  
(2F 0T 0H 0Q)

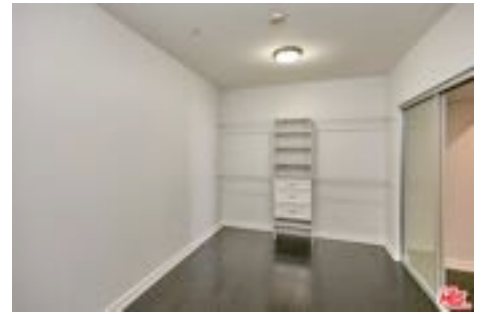
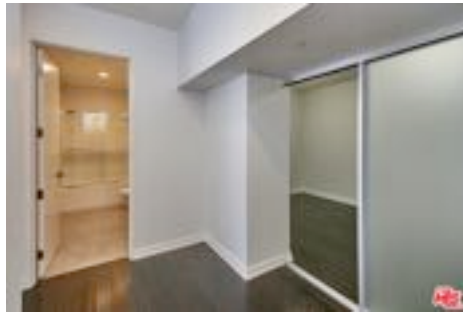
1,220/VN  
Sqft

Condo/Co-op  
**LP \$827,000**

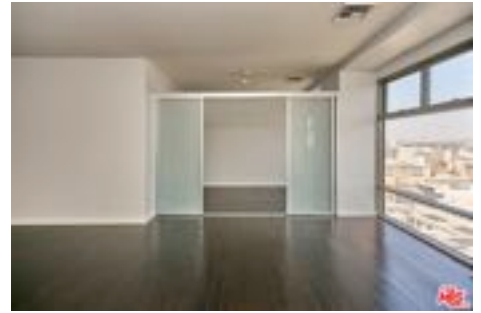
Active













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

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

**6051 Scenic Ave**  
Los Angeles, CA 90068

2  
Beds

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

1,333/VN  
Sqft

Condo/Co-op  
**LP \$829,000**



Expected on Market	
Area	30 Hollywood Hills East
Subdivision	
List Price Per Sqft	\$621.91
Lot Size	12,954/VN
HOA Fee 1 & 2	\$400.00(Monthly)
MLS#	21-681380
APN	5585-021-034

**Directions:** North of Franklin, West of Beachwood Dr.

**Remarks:** Incredible opportunity to own in the highly coveted landmark building Chateau Beachwood! Designed in 1937 by famed architect Walter C King reportedly to house Warner Bros. actresses of the golden age. This two bedroom, one and a half bath home is filled with original charm and character, plenty of natural light with a gorgeous Southern exposure. An idyllic French Normandy turreted exterior wraps this stunning two story unit with period details that include high ceilings, "wedding cake" relief plasterwork, original strip-oak hardwood floors, oversized casement windows, magnesite stairs and built-in cabinetry. Located in the heart of Beachwood Canyon, a few blocks from the charming Beachwood Care and market; neighborhood stairways, hiking trails and proximity to Griffith Park; cherished Hollywood hangouts, celebrated dining and a myriad of entertainment venues. Close to studios, the 101 and Metro

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Chateau Beachwood
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	None
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	1937/Vendor Enhanced
Stories	2
Building Type	Attached
Prop Subtype	
Units in Complex	10
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	None
View	No
Style	French Normandy
Entry Floor #	
Exposure	
Direction Faces	Faces South
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 6
List Date	01-17-2021	
List Price	\$829,000	
Orig List Price	\$829,000	
Status Date	01-17-2021	
Change Date/Type	01-17-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash To New Loan	

Land/Lot Info	
Zoning	LARD1.5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.297
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Door Opener, Gated, Subterranean
Total Spaces	1
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	1/Decorative
Furnished	Unfurnished
AC/Cooling	None
Heating	None
Equip/Apppl	Dryer, Hood Fan, Washer, Trash Compactor, Range/Oven, Refrigerator, Microwave
Flooring	Hardwood, Tile
Rooms	Dining Area, Living, Patio Open, Master Bedroom
Levels	
Interior Features	Built-Ins
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	Patio Open
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Kitchen

Location	
Cross Streets	Beachwood and Scenic
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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6051 Scenic Ave  
Los Angeles, CA 90068

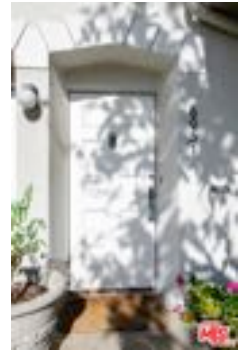
2  
Beds

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

1,333/VN  
Sqft

Condo/Co-op  
LP \$829,000

Active





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

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

**600 W 9th ST #1508**  
LOS ANGELES, CA 90015

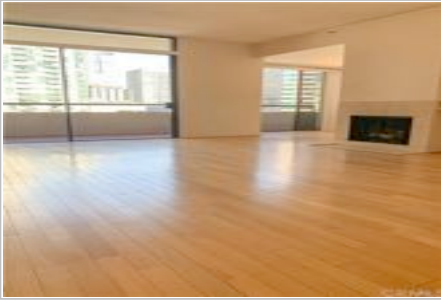
2  
Beds

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

1,650/OW  
Sqft

Condo/Co-op

LP \$975,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$590.91
Lot Size	83,379
HOA Fee 1 & 2	\$971.00(Monthly)
MLS#	OC21014927MR
APN	5138-001-251

**Directions:** Corner of 9th St between Flower St and Hope St. Resident and Guest parking located on Flower St just West of 9th St.

**Remarks:** Beautiful north-facing 2-story Penthouse 2 bed 2 1/2 bath unit in the prestigious, full service Skyline Building. This 2 story unit features hardwood floors, appliances, full size washer/dryer with laundry room, and AC/Heater upstairs and downstairs. Spacious floor plan with your own private balcony. Great views seen upstairs and downstairs from all the rooms. Resort-like amenities include 24-hr concierge and security, recreation room with full kitchen, pool and 2 spas, BBQ grills, large gym with racquet-ball courts, secured underground parking, and guest parking. Conveniently located across the street from Ralph's, 2 blocks from Whole Foods, next door to Grand Hope Park and FIDM, 2 blocks from LA Live and Staples Center, and within walking distance from numerous cafes, restaurants, bars and shops. Easy freeway access and 2 blocks from the subway/Metro. Available to Lease as well.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Skyline Lofts
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Hot Water, Other, pool, Sauna, Security
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	1983/Assessor
Stories	2
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	200
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Gated, Resident Manager
View	Panoramic
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date	01-22-2021	
List Price	\$975,000	
Orig List Price	\$975,000	
Status Date	01-22-2021	
Change Date/Type	01-23-2021/New Listing	
Sale Type	Standard	
Avail for Lease	Yes	

Land/Lot Info	
Zoning	LAR5
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	Garage, Side By Side
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carpport Spaces	0
Remote Controls	0

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

➔ Interior Features	
# Fireplaces/Details	Gas, Living Room
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dishwasher, Microwave, Refrigerator, Room
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Up, Master Bedroom
Common Walls	Attached
Cooking Appliances	Microwave
Disability Access	
Eating Areas	Dining Ell
220-Volt Location	
TV Services	

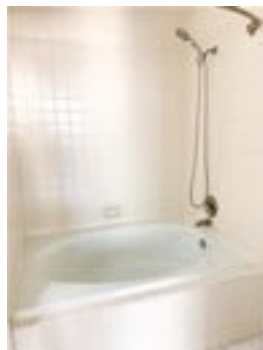
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	No\Fenced!
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	Room

📍 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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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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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

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

**801 S Grand Ave #1307**  
Los Angeles, CA 90017

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,330/VN Sqft**

Condo/Co-op      **LP \$979,000**      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$736.09
Lot Size	58,984/VN
HOA Fee 1 & 2	\$994.49(Monthly)
MLS#	20-601498
APN	5144-020-058

**Directions:** At the corner of 8th and Grand, residence entrance off of 8th Street. Paid parking available in adjoining garage.

**Remarks:** The "WOW" factor! This beautiful, contemporary NE corner live/work Sky Loft features an open concept 2 bedroom, 2 bath home that has been meticulously appointed with designer touches and upgrades: hardwood flooring, floor to ceiling windows and mirrors, motorized shades, walk in closets, gourmet kitchen, custom lighting, washer and dryer, and new HVAC system. Check out these VIEWS! A vibrant art piece that changes with the seasons and time of day. Amenities include Sky Lofts' unmatched 2-story, 24-hour secured residence lobby, screening room, lounge with kitchen, the Julius Shulman gallery and a full fitness center – all recently remodeled. On-site management, 2 deeded parking spaces and a new fountain hardscape in the works. Location, Location, Location! Walkable to all the best shops, restaurants and venues that Downtown has to offer.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Sky Lofts HOA
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Pet Rules, Concierge, Controlled Access, Elevator, Fitness Center, Hot Water, Onsite Property Management, Rec Multipurpose Rm, 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>	1985/Vendor Enhanced
<b>Stories</b>	22
<b>Building Type</b>	Condominium, Conversion, High Rise, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	132
<b>Unit Floor #</b>	13
<b>Unit Location</b>	UpprCorner
<b>PUD</b>	No
<b>Balcony</b>	None
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Community, Fire and Smoke Detection System, Fire Sprinklers, Gated
<b>View</b>	City, City Lights, Panoramic
<b>Style</b>	Architectural
<b>Entry Floor #</b>	
<b>Exposure</b>	North East
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 199
<b>List Date</b>	07-08-2020	
<b>List Price</b>	\$979,000	
<b>Orig List Price</b>	\$979,000	
<b>Status Date</b>	07-08-2020	
<b>Change Date/Type</b>	12-30-2020/Extended	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAC2
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	1.354
<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, Community Garage, Covered Parking, Controlled Entrance
<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	Air Conditioning, Central
Heating	Central
Equip/Apppl	Built-Ins, Cable, Dishwasher, Dryer, Garbage Disposal, Microwave, Recirculated Exhaust Fan, Range/Oven, Refrigerator, Stackable W/D Hookup, Washer
Flooring	Hardwood, Tile
Rooms	Loft, Walk-In Closet
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	No
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, In Closet

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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801 S Grand Ave #1307  
Los Angeles, CA 90017

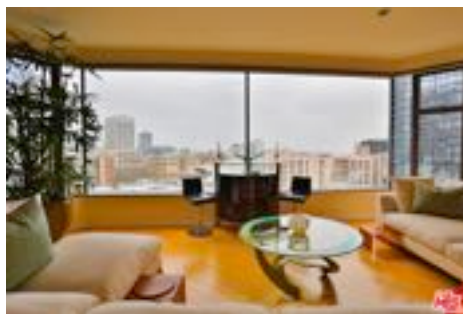
2  
Beds

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

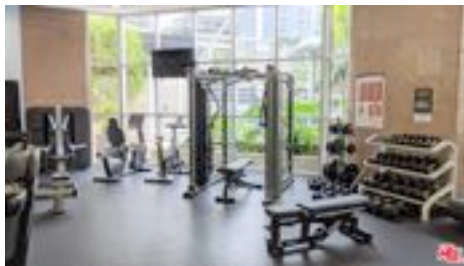
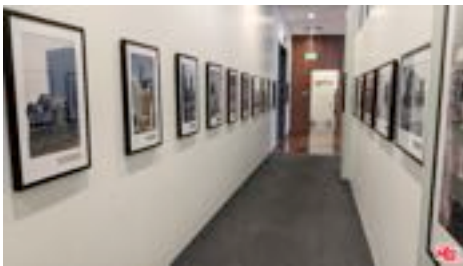
1,330/VN  
Sqft

Condo/Co-op  
LP \$979,000

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 WILSHIRE #1706**  
LOS ANGELES, CA 90017

**2 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,380/AS Sqft**

Condo/Co-op      **LP \$1,059,000** ↓      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$767.39
<b>Lot Size</b>	27,098/AS
<b>HOA Fee 1 &amp; 2</b>	\$973.00(Monthly)
<b>MLS#</b>	20-622374
<b>APN</b>	5143-029-006

**Directions:** Southwest corner of Wilshire & Bixel. One block west of the 110 Freeway

**Remarks:** 2 story Loft style condo w/ open floor plan, high ceilings and a private balcony. Master bedroom overlook a spacious downstairs entertaining area that leads to a private balcony (330SQ.FT) w/ great panoramic views of downtown skyline. Featuring GE Profile Stainless Steel kitchen appliances, European style cabinetry, granite counters, separate shower & tub in master bathroom, custom designed walk-in closet. The sky deck is located on the same floor w/ pool, spa, BBQ area, fire pit, cabanas. Fitness, Private screen room, business center, controlled access by 24 hr security. No need to change elevators from the parking garage. 1 reserved parking and 1 additional parking is available. Close to 7th/Flower Metro Station, Ralph's, FIDM, Macy's Plaza,

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	1100 Wilshire
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Elevator, Exercise Room, Gated Parking, Pool, Sun Deck
<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>	1986/Assessor
<b>Stories</b>	38
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	228
<b>Unit Floor #</b>	17
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Community, Gated Community with Guard
<b>View</b>	City, City Lights
<b>Style</b>	High or Mid-Rise Condo
<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 152
<b>List Date</b>	08-24-2020	
<b>List Price</b>	\$1,059,000	
<b>Orig List Price</b>	\$1,165,000	
<b>Status Date</b>	08-24-2020	
<b>Change Date/Type</b>	01-18-2021/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

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

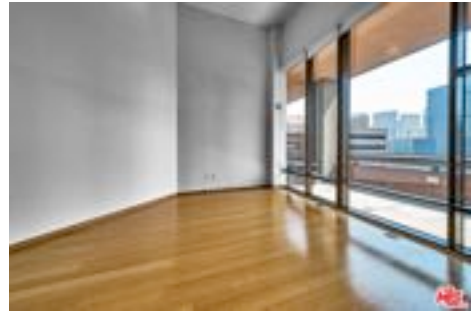
Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Range/Oven
Flooring	Carpet, Hardwood, Tile
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances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

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

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

Location	
Cross Streets	
Alt St. Name	
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

## 11920 Dorothy St #204

Los Angeles, CA 90049

3  
Beds

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

1,800/OW  
Sqft

Condo/Co-op

LP \$1,099,000



Expected on Market	
Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$610.56
Lot Size	
HOA Fee 1 & 2	\$565.49(Monthly)
MLS#	21-674836
APN	4265-021-056

Directions: North of Wilshire. West of Westgate

**Remarks:** Beautiful Brentwood townhouse; large 2 story penthouse condo with elevator access to both floors. Enter into a grand living room fitted with a dry bar and cozy fireplace. The kitchen off to the right is fully upgraded with stainless steel appliances and an open elevated dining room. The unit has a large patio off the living room with a gas line for BBQ. The first-floor bedroom is spacious with plenty of closet space and all bathrooms are fully equipped with high-end finishes. The second floor consists of a large bright master bedroom with an expansive walk-in closet and a second bedroom off to the right. The building has a pool, rooftop deck with ocean views, 2 car secured parking, and two places for extra storage. Enjoy the farmer's markets on Sundays and close proximity to multiple different grocery stores. Conveniently located in the heart of Brentwood, walking distance to a plethora of coffee shops, restaurants, and high-end shops.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Los Leones De Brentwood
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Gated Parking, Controlled Access, Pool, Sun Deck, 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	1969/Vendor Enhanced
Stories	3
Building Type	Condominium, Townhouse, Attached
Prop Subtype	
Units in Complex	19
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Gated
View	City Lights
Style	Contemporary Mediterranean
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 21
List Date	01-02-2021	
List Price	\$1,099,000	
Orig List Price	\$1,099,000	
Status Date	01-02-2021	
Change Date/Type	01-10-2021/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

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

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

Interior Features	
# Fireplaces/Details	Gas, Living Room
Furnished	Unfurnished
AC/Cooling	Central, Multi/Zone
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Intercom, Refrigerator, Garbage Disposal, Range/Oven, Freezer, Elevator
Flooring	Hardwood
Rooms	Dining Area, Breakfast Bar, Living, Master Bedroom, Walk-In Closet, Patio Covered
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

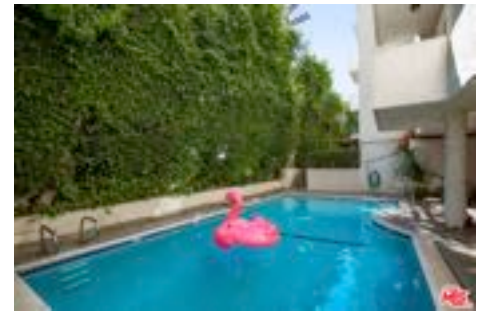
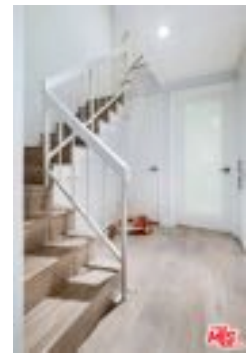
Exterior Features	
Pool	Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Community, Other

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

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

**809 S Bundy DR #207**  
LOS ANGELES, CA 90049

**3 Beds**      **Baths 3.00 (3F 0T 0H 0Q)**      **1,642 Sqft**

Condo/Co-op  
**LP \$1,149,000**      **Active**



Expected on Market	
Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$699.76
Lot Size	34,138
HOA Fee 1 & 2	\$754.00(Monthly)
MLS#	SR20246375CN
APN	4264-010-048

### Directions: Corner of Bundy and Montana

**Remarks:** Fantastic move-in ready remodeled condo located in the highly desirable Brentwood Sycamore on the corner of Bundy and Montana. Features included formal entrance with hardwood floors, mirrored wall and custom mill work, updated cook's kitchen with granite counters and stainless-steel appliances, living room with one switch fireplace and spacious balcony overlooking the pool and spa. Two master suites both with walk-in closets. All bathrooms have stunning designer appointed stonework and custom fixtures. Other features include new paint, crown moldings, central air/heat plus radiant heat in all rooms, plantation shutters, recessed lights, mirrored closet doors, double pane windows, wet bar, spacious dining room, side by side parking and extra storage in garage and so much more. Premium building with elegant two-story lobby, strong reserves, HOA dues include EQ insurance, most utilities such as water, trash, gas, internet and Cable TV inc. HBO and Showtime plus building amenities include pool, spa, sauna, fitness room, gym, party room. Location...Location...Location...In the heart of Brentwood, Resort like building, walking distance to the Farmer's Market, coffee houses, Whole Foods, shopping and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Brentwood Sycamore
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Exercise Room, pool, Sauna
Assoc Fees Include	
Community Features	Curbs, Sidewalks
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1970/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	50
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Card/Code Access
View	Yes
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 60
List Date	11-24-2020	
List Price	\$1,149,000	
Orig List Price	\$1,149,000	
Status Date	11-24-2020	
Change Date/Type	12-07-2020/Active	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR3
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, Controlled Entrance, Side By Side
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	0
Remote Controls	0

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

Interior Features	
# Fireplaces/Details	Living Room, Other
Furnished	
AC/Cooling	Central
Heating	Radiant
Equip/Apppl	Community, Microwave, Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Electric
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	No/Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	Common Roof
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Stucco
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	
Laundry	Community

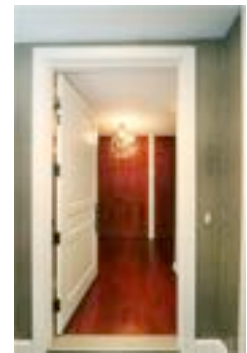
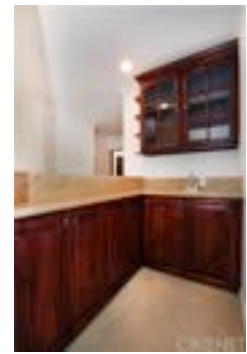
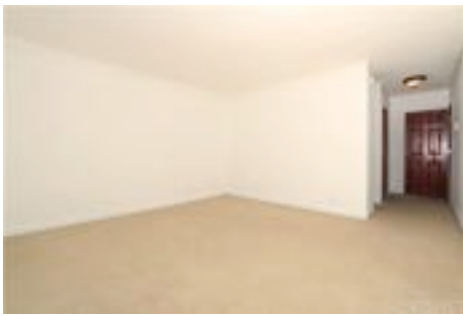
Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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CRISNET







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

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

**11803 Goshen Ave #101**  
 Los Angeles, CA 90049

**3 Beds**      **Baths 3.00 (3F 0T 0H 0Q)**      **1,883/VN Sqft**

Condo/Co-op  
**LP \$1,249,000**      **Active**



Expected on Market	
Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$663.30
Lot Size	14,701/VN
HOA Fee 1 & 2	\$500.00(Monthly)
MLS#	20-643028
APN	4265-013-127

**Directions:** Take Wilshire to Granville. Go north one block to Goshen. Building at corner of Goshen and Granville.

**Remarks:** Spectacular and spacious townhome that features a separate entrance that feels more like a private home. Luscious greenery surrounds this 2-story townhome. From the front door you enter into a great, open living area with a mantel fireplace. French Doors lead to private patios and let in an abundance of light. A Gourmet Kitchen has Viking appliances and wonderful Italian granite countertops. A separate dining room is perfect for intimate dinner parties, or open the French Doors for al fresco entertaining. Two wonderfully large bedrooms on the main level have their own private patios and sliding doors that let in beams of light. Powder room for guests. And a full bath is reserved for the two bedrooms. Upstairs is the Master Suite retreat complete with a fireplace, walk-in closet and ensuite spa bath with separate shower and sunken tub. All this and direct access to your own secured parking right outside your back door. Gym too. Just minutes to all of Brentwood, Santa Monica.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Brentwood Goshen Condominium HOA
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	Private Storage Lockers for Res, Entrance Lobby, Lounge, Rooftop Sky Deck
<b>Assoc Amenities</b>	Exercise Room, Elevator, Fitness Center, Controlled Access, Extra Storage, Sun Deck, Gated Parking, Guest Parking
<b>Assoc Fees Include</b>	Maintenance Paid, Sewer Paid, Trash Paid, Water Paid
<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/Vendor Enhanced
<b>Stories</b>	0
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	15
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Other, Gated
<b>View</b>	Tree Top
<b>Style</b>	Mediterranean
<b>Entry Floor #</b>	
<b>Exposure</b>	Southern
<b>Direction Faces</b>	Faces South
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 106
<b>List Date</b>	10-07-2020	
<b>List Price</b>	\$1,249,000	
<b>Orig List Price</b>	\$1,249,000	
<b>Status Date</b>	10-07-2020	
<b>Change Date/Type</b>	11-19-2020/Extended	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	
<b>Financing</b>	Cash, Cash To New Loan	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAR3
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.338
<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, Built-In Storage, Controlled Entrance, Covered Parking, Door Opener, Rv Garage, Tandem, Gated Underground, Direct Entrance
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	1

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	2/Living Room, Master Bedroom
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Alarm System, Built-Ins, Cable, Dishwasher, Dryer, Elevator, Freezer, Garbage Disposal, Ice Maker, Microwave, Hood Fan, Refrigerator, Washer, Range/Oven
Flooring	Carpet, Hardwood, Tile
Rooms	Bar, Entry, Patio Open, Great Room, Formal Entry, Master Bedroom, Service Entrance, Walk-In Closet, Living, Dining
Levels	
Interior Features	Built-Ins, Crown Moldings, Open Floor Plan, Recessed Lighting, Storage Space, Bar
Kitchen Features	Granite Counters, Gourmet Kitchen
Bathroom Features	Double Vanity(s), Granite, Powder Room, Shower and Tub, Shower Stall, Shower Over Tub, Sunken Tub, Tile, Travertine
Bedroom Features	Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	Built-In Gas, Double Oven, Microwave
Disability Access	
Eating Areas	Dining Area, Formal Dining Rm, Living Room
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	Balcony, Patio Open, Tile
Roofing	Composition
Fence	Wrought Iron, Privacy Fence
Sprinklers	
Entry Location	Ground Level - no steps
Exterior Constr	Stucco
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit, In Closet

📍 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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11803 Goshen Ave #101  
Los Angeles, CA 90049

3  
Beds

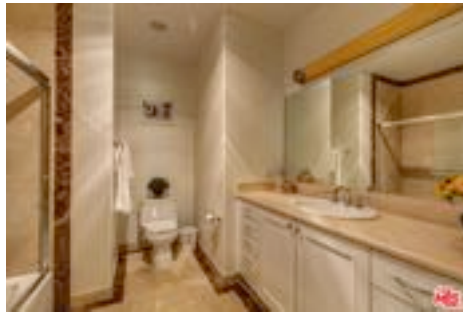
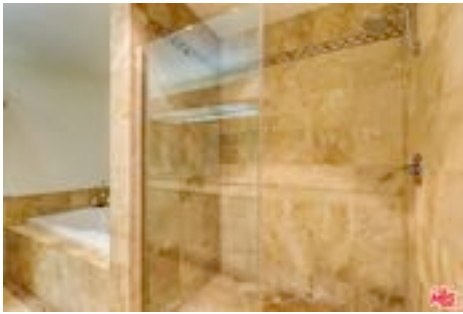
Baths 3.00  
(3F 0T 0H 0Q)

1,883/VN  
Sqft

Condo/Co-op  
LP \$1,249,000

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

**1601 N Fuller Ave #602**  
Los Angeles, CA 90046

3  
Beds

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

1,854/VN  
Sqft

Condo/Co-op

**LP \$1,249,000**



Expected on Market	
Area	20 Hollywood
Subdivision	
List Price Per Sqft	\$673.68
Lot Size	11,541/VN
HOA Fee 1 & 2	\$475.00(Monthly)
MLS#	20-644380
APN	5550-016-047

**Directions:** North of Sunset Blvd, East of Fairfax Ave, South of Hollywood Blvd, and West of La Brea Ave.

**Remarks:** Perched above the city showcasing panoramic views from the Hollywood Hills to the Downtown LA skyline to the Pacific Ocean, this two-story penthouse offers an incredible opportunity to live in the heart of LA while enjoying an oversized private rooftop terrace. In the unit, you'll enjoy soaring living room ceilings and towering arched windows offering breathtaking views. Two downstairs bedrooms are positioned on opposite sides of the floor plan to provide privacy for families or guests. Upstairs, you'll discover a loft perfect for a third bedroom, office, workout space, media room, or meditation retreat with direct access to the sparkling rooftop pool, spa, and sundeck. Located just steps from Runyon Canyon and nearby all the popular shops and restaurants of the iconic Sunset Strip in Hollywood and nearby Sunset Plaza, this rare offering is full of potential and just waiting to become someone's dream home.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Fuller Towers
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Controlled Access, Elevator, Gated Parking, Guest Parking, Meeting Room, Pool, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1985/Vendor Enhanced
Stories	6
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	24
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	City, City Lights, Coastline, Mountains, Ocean, Hills, Panoramic
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	Faces South
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 106
List Date	10-09-2020	
List Price	\$1,249,000	
Orig List Price	\$1,249,000	
Status Date	10-09-2020	
Change Date/Type	10-17-2020/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.265
Special Zone	None
Addl Parcel	
Lot Dimen/Source	42x139/VN
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Gated, Garage, Parking for Guests
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	Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Carpet, Tile
Rooms	Dining, 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	Breakfast Counter / Bar, Dining Area
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	Balcony, Deck(s), Living Room Balcony, Roof Top Deck
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
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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1601 N Fuller Ave #602  
Los Angeles, CA 90046

3  
Beds

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

1,854/VN  
Sqft

Condo/Co-op  
LP \$1,249,000

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

**801 N Martel Ave #2**  
Los Angeles, CA 90046

**3  
Beds**

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

**1,810/AP  
Sqft**

Condo/Co-op

**LP \$1,260,000**



Expected on Market	
Area	10 West Hollywood Vicinity
Subdivision	
List Price Per Sqft	\$696.13
Lot Size	6,239/VN
HOA Fee 1 & 2	\$250.00(Monthly)
MLS#	20-629496
APN	5526-005-043

**Directions:** One block North of Melrose, South of Santa Monica blvd.

**Remarks:** Rare opportunity to own a 3 bedroom, 3.5 baths completely remodeled townhouse with private rooftop in LAs most desirable location for under 1.3M! One of the largest square foot condo in the area. This no expense spared townhome has it all; very bright, low HOAs, 3 full en-suite bedrooms and panoramic views of the city. First floor features brand new kitchen, hardwood floors throughout, formal dining area, two story ceiling family room with a balcony, bar and fireplace. Laundry inside the unit. 2 car spaces in a gated garage. Quiet street and walking distance to the local parks, shopping, restaurants and the Grove. Beverly Center, Sunset Strip, Beverly Hills, Hollywood are just few miles away. Very convenient central location in the heart of the city. A must see!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Royale HOA
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Gated Parking
Assoc Fees Include	Maintenance Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1990/Vendor Enhanced
Stories	3
Building Type	Townhouse, Split Level, Attached
Prop Subtype	
Units in Complex	5
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Gated, Fire Sprinklers, Smoke Detector, Window Bars
View	Hills, City, City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 137
List Date	09-08-2020	
List Price	\$1,260,000	
Orig List Price	\$1,260,000	
Status Date	09-08-2020	
Change Date/Type	12-30-2020/Extended	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR3
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	0.143
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	City

Parking Details	
Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking, Gated, On street
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	Living Room
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central, Fireplace
Equip/Apppl	Alarm System, Barbeque, Built-Ins, Cable, Dishwasher, Dryer, Phone System, Microwave, Ice Maker, Hood Fan, Garbage Disposal, Freezer, Gas Or Electric Dryer Hookup, Refrigerator, Range/Oven, Recirculated Exhaust Fan, Trash Compactor, Vented Exhaust Fan, Washer, Water Filter, Water Purifier
Flooring	Hardwood
Rooms	Family, Entry, Powder, Dining, Den, Patio Enclosed, Other, Master Bedroom, Living, Sun, Two Masters, Walk-In Closet
Levels	Three Or More Levels
Interior Features	
Kitchen Features	
Bathroom Features	Double Vanity(s), Linen Closet, Remodeled, Powder Room
Bedroom Features	2 Master Bedrooms, All Bedrooms Up, Master Bedroom, Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	Built-Ins, Gas, Microwave, Built-In BBQ
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	No
Spa	
Tennis/Courts	None
Patio	Balcony, Roof Top Deck, Porch - Front
Roofing	
Fence	
Sprinklers	
Entry Location	Ground Level w/steps, Living Room
Exterior Constr	
Foundation	
Other Struc Feat	Balcony, Barbecue Private, High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit, Inside, Laundry Area, Laundry Closet Stacked

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
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

**1100 S Grand Avenue #A006**  
LOS ANGELES, CA 90015

2  
Beds

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

2,647/OT  
Sqft

Condo/Co-op

LP \$1,690,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$638.46
Lot Size	18,467/PR
HOA Fee 1 & 2	\$605.00(Monthly), \$0.00(Monthly)
MLS#	320003174IT
APN	5139-020-036

**Directions:** Unit is the corner of Grand and 11th Street. Entry is on Grand street.

**Remarks:** One of kind expansive and spacious LOFT in South Park. Unit A006 at the Grand Lofts is the place to live AND work with its ideal location in the heart of Downtown's trendy South Park area. This stunning 2 story, ground level loft with expansive windows, espresso finish hard wood floors, high ceilings, architectural custom cabinetry, alabaster wet bar, modern kitchen with stone countertops and stainless steel appliances. 3 full baths, 2 bedrooms plus an added 3rd bedroom. Custom frosted glass entry doors to downstairs bedrooms, solid core entry doors, washer and dryer. Unique direct street entrance, plus 2 additional entrances to unit. This is truly an exceptional live/work loft. Walking distance to Staples Center, LA Live restaurants and entertainment, and all the other attractions located in DTLA. Pool, gym and 2 covered parking spaces now available at AVEN building next door to owners of Grand lofts.

**Exclusions:** Art work

Community/Development	
Tax Mello Roos	Unknown
Complex/Assoc Name	
Pets Allowed/Rules	Yes/PetsPermitted
Highrise Amenities	
Assoc Amenities	Unknown
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	NAC42
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	
Building Type	
Prop Subtype	Condominium
Units in Complex	0
Unit Floor #	1
Unit Location	grand Ave
PUD	
Balcony	
Security	
View	Yes
Style	
Entry Floor #	1
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	In Street
Water Type	Public, Water District

Contract Info		DOM 140
List Date	09-05-2020	
List Price	\$1,690,000	
Orig List Price	\$1,690,000	
Status Date	09-05-2020	
Change Date/Type	09-05-2020/New Listing	
Sale Type		
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.420
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	City, Corner Lot

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

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

Interior Features	
# Fireplaces/Details	
Furnished	
AC/Cooling	Central
Heating	Central, Natural Gas
Equip/Apppl	Central, Dishwasher, Dryer, Gas Dryer Hookup, Microwave, Refrigerator, Washer
Flooring	Wood
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached, Common Walls
Cooking Appliances	Cooktop - Gas, Microwave, Oven-Gas
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	0.00
Green Certifying Body	
Green HTA Index	0
Green Walk Score	0
Green Year Certified	0
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	Association Pool, In Ground
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Ground Level - no steps
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	11th and Grand Ave
Alt St. Name	
County	Los Angeles
Country	US
Map	634/D5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1100 S Grand Avenue #A006  
LOS ANGELES, CA 90015

2  
Beds

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

2,647/OT  
Sqft

Condo/Co-op  
LP \$1,690,000

Active

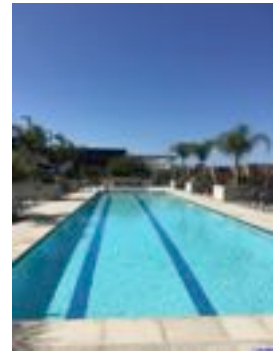


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# Your Home Sold GUARANTEED or I'll Buy It\*

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

**1111 S Grand AVE #103**  
LOS ANGELES, CA 90015

**2 Beds**      **Baths 3.00 (1F 0T 2H 0Q)**      **2,726/BL Sqft**

Condo/Co-op      **LP \$1,998,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$732.94
<b>Lot Size</b>	38,726
<b>HOA Fee 1 &amp; 2</b>	\$980.00(Monthly)
<b>MLS#</b>	WS20180291MR
<b>APN</b>	5139-021-031

**Directions:** Corner of Grand Ave and 12th Street. Just a few blocks from Staples Ctr., LA Live, Ritz-Carlton.

**Remarks:** Two story LIVE & WORK loft ! \*\* Dual Entrance. \*\* Prime location in South Park downtown LA. \*\* Ground floor with large windows facing the Grand Ave. \*\* The upstairs loft has beautiful hardwood floor, granite counter, a large walk-in closet and a den ( can be 2nd bedroom) featuring a sliding glass door. \*\* Upgraded bathroom. Over-sized utility room with washer & dryer hook-up. Direct access from secured parking level. \*\* Both floors are ideal for showrooms, office space or residence. \*\* 2 side-by-side parking spaces & 2 large private storage rooms ( 200+ sqft) on the parking level. \*\* Building amenities incl: 24/7 security & concierge and outdoor common area terrace with pool, spa, sundeck and BBQ area. \*\* Green building, LEED Certified (benefits incl. low electricity costs). \*\* Adjacent to Starbucks and only two blocks from the Staples Center, LA Live, Ritz-Carlton, Park Hyatt Hotel, Regal Movie Theaters, Whole Foods and all of Downtown's restaurants and shops. \*\* Near Expo Line Light Rail Station, Connects Downtown LA to USC, Santa Monica, Culver City, Universal City, Hollywood and South Bay Area.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Elleven HOA
<b>Pets Allowed/Rules</b>	Call/Assoc Pet Rules
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Controlled Access, Outdoor Cooking Area, pool, Security
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Curbs
<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/Assessor
<b>Stories</b>	13
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	179
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	1
<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 144
<b>List Date</b>	09-01-2020	
<b>List Price</b>	\$1,998,000	
<b>Orig List Price</b>	\$1,998,000	
<b>Status Date</b>	09-01-2020	
<b>Change Date/Type</b>	09-16-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	Yes	

Land/Lot Info	
<b>Zoning</b>	
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	1.000
<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>	Garage
<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	
Equip/Apppl	Dishwasher, Microwave, Room
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Up
Common Walls	Attached
Cooking Appliances	Microwave, Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	No/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	Room

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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2  
Beds

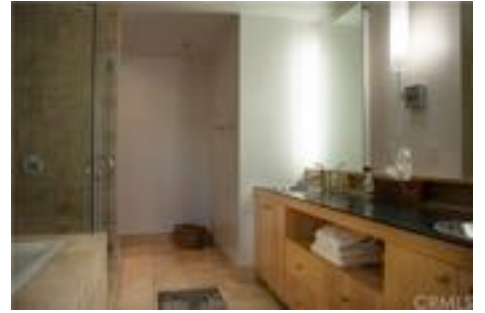
Baths 3.00  
(1F 0T 2H 0Q)

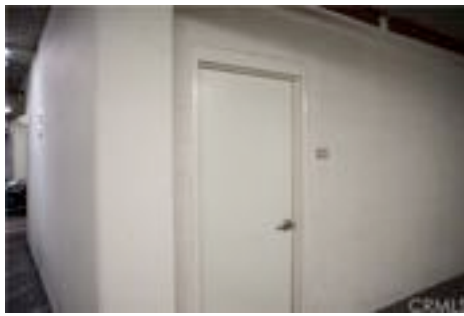
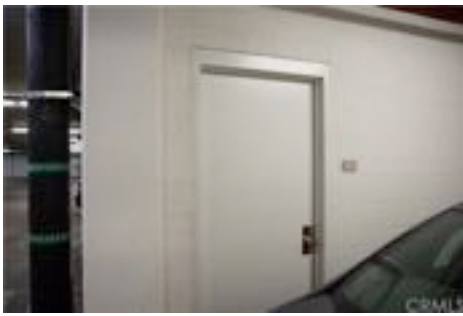
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